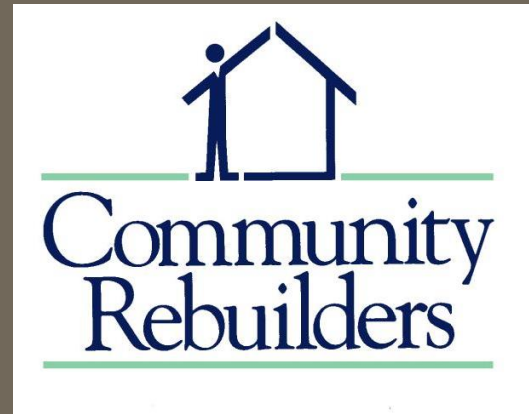


Special  
Intervention  
Not Needed:  
The versatility  
of a strengths-  
based,  
housing first  
model.



## Community Rebuilders: Housing Strategy

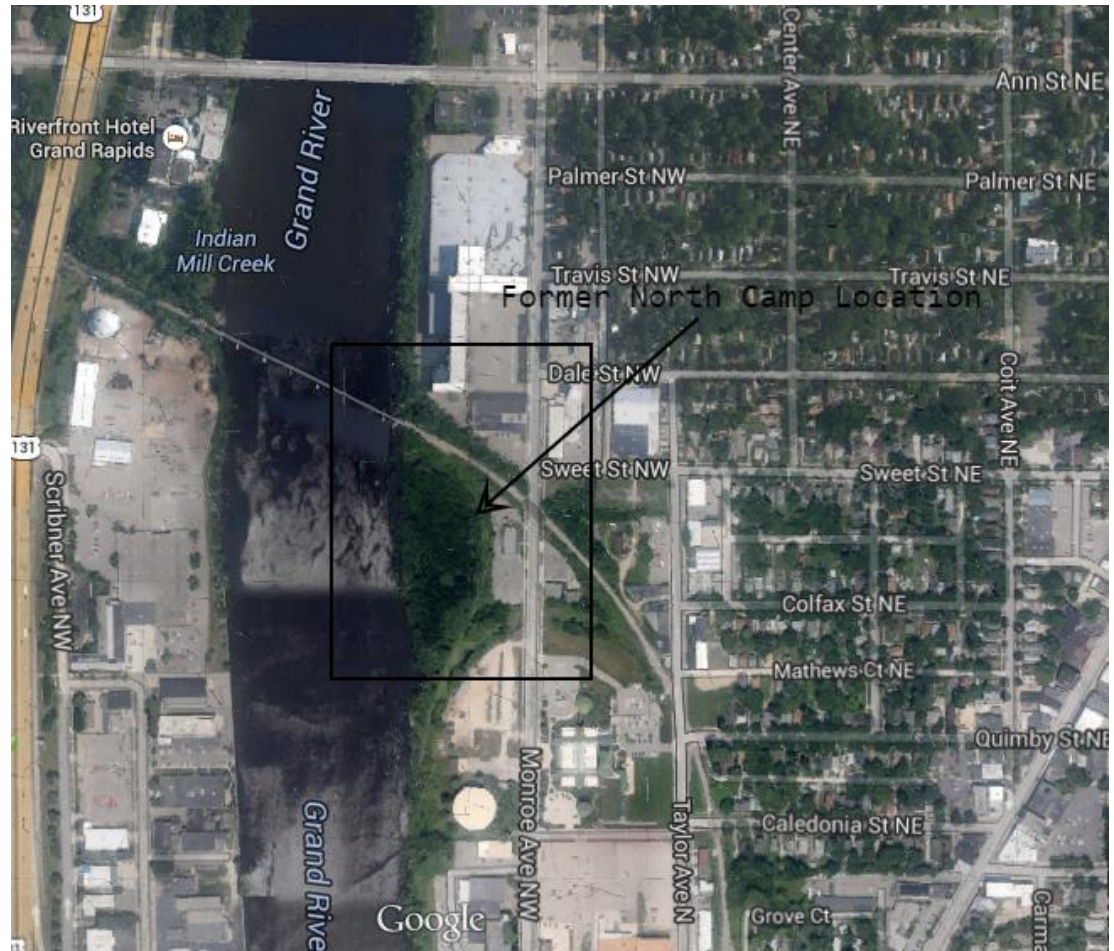
Presented by:

Community Rebuilders  
1120 Monroe NW Suite 220  
Grand Rapids, MI 49503

Jeffrey King  
Director of  
Advancement and  
Communications

# North Camp

Encampment was located along the Grand River near the intersection of Ann Street and Monroe Ave. in Grand Rapids.









# A NEW BEGINNING: Closure of North Camp

- Norfolk Railroad
- MSHDA
- Walker Police
- Community Agencies



Webpage Screenshot

Menu Set Weather Michigan LIVE Sign In

## 26 'North Camp' shantytown to close as railroad expands on Walker property

By John Agar | jagar@mlive.com  
Follow on Twitter  
on May 09, 2014 at 7:21 AM, updated May 09, 2014 at 9:21 AM

WALKER, MI – In an urban shantytown dubbed "North Camp," a dozen people have carved out lives squatting on railroad property off Ann Street NW near Alpine Avenue.



Soon, they will have to find a new place to live.

Norfolk Southern Railway is adding tracks and an area where sand can be loaded from trucks and then shipped east to be used in the production of

In this 2009 file photo, a resident of North Camp is building a small house.

Routes available in Metro-Grand Rapids, Muskegon, Holland & More!



Build lasting relationships. Full CDL training to be the best School Bus Driver!

CLICK TO APPLY



### High School Football



# MSHDA Led a Coordinated Effort

- Norfolk Railroad
- MSHDA
- Local law enforcement
- Coalition to End Homelessness
- Local homeless service providers
- Local churches/Service agencies
- Coordinated entry, The Salvation Army Housing Assessment Program

# Varied Philosophical Views

“Being forced out”

“Unsafe and dangerous for everyone”

“They have a right to stay there”

“It’s a threat to community”

“They want to live there- It’s their right to choose how they want to live.”

“We don’t want them moving to our area or neighborhood.”

“They have too many barriers to get into housing”



# Shared Realities

- The camp would be destroyed
- Those living there should have safe housing
- People wanted to work together and have a positive outcome for all



## Outreach and Engagement

- Meet the person where they are
- Identify strengths
- Build trust
- Reinforce choice
- Support transition
- Listen
- Provide temporary quarters

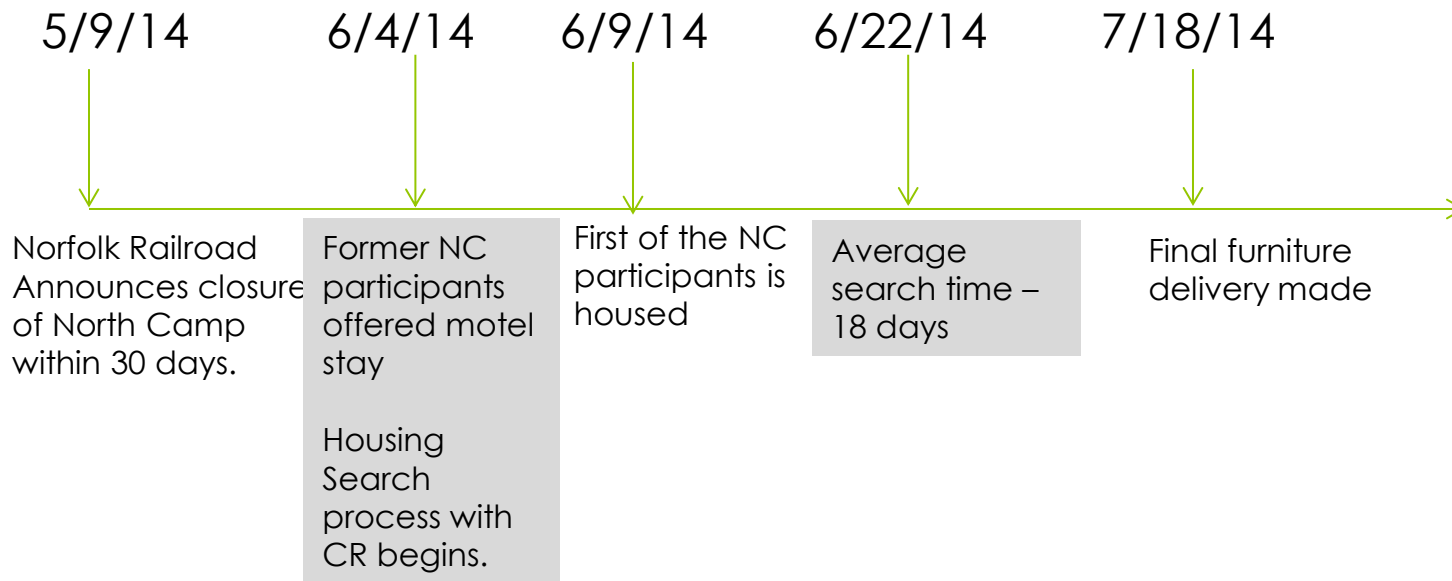
“You gave us an option, rather than a deadline”. David

“You did something nobody ever did,  
you stayed by our side.” Dennis

“You gave us an option rather than a  
deadline.” David

“When you came, you brought hope  
with you.” Terry

# Transition Timeline



# Rapid Re-Housing Case Management Core Principals and Standards Client Driven Principles

- Client Driven
- Housing Retention Focused
- Home Based
- Collaborative

Best practices promoted by the NAEH

# Program Placement Determination

1. But-For Assessment
  1. Identifying natural supports and/or resources available
2. Relying on consumers expertise
3. Strengths-based assessment
4. Program Eligibility
  1. Without precondition
  2. Fewest restrictions
5. Available Resources
  1. Permanent Supportive Housing
  2. MSHDA Vouchers
  3. Transitional Housing
  4. Short-term rapid rehousing



# Community Rebuilders

## 11 Persons

Transitional Housing – 1 household

Scattered Site PSH – 9 households (10 participants)

Average search time: 18 days

# Housing Search Process: A Partnership

## Housing Participants

- Identify natural supports
- Identify desired locations
  - Transportation
  - Food/Pharmacy needs
- What made your housing successful in the past?

## Community Rebuilders

- Utilize network of landlords and property managers
- Lease reviews
- Keys to being a quality tenant
- HQS
- Follow-up services



# North Camp: A Partnership

## Community Rebuilders

- Choice
- Respect
- Person centered plans
- Voluntary supportive services
- Strengths-based model

## Housing Participants

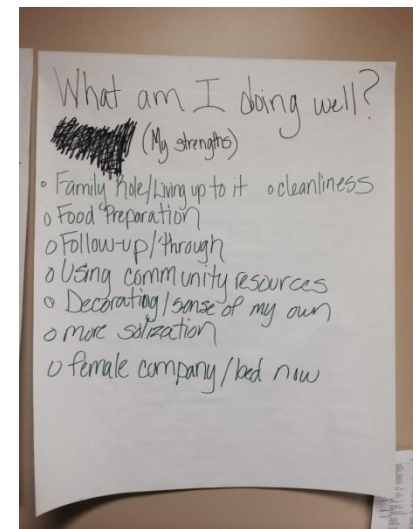
- Identify goals and meet target dates
- Rights and obligations of tenancy
- Provide feedback

# Service Structure

- Emergency needs addressed first- food, medical care, safety
- Identification and use of existing support networks
- Rebuilding helpful relationships
- Focused on housing stability
- Groups- consumer defined
- Accessing mainstream/entitlement benefits
- Driven by the consumer

# Consumer Focused Groups

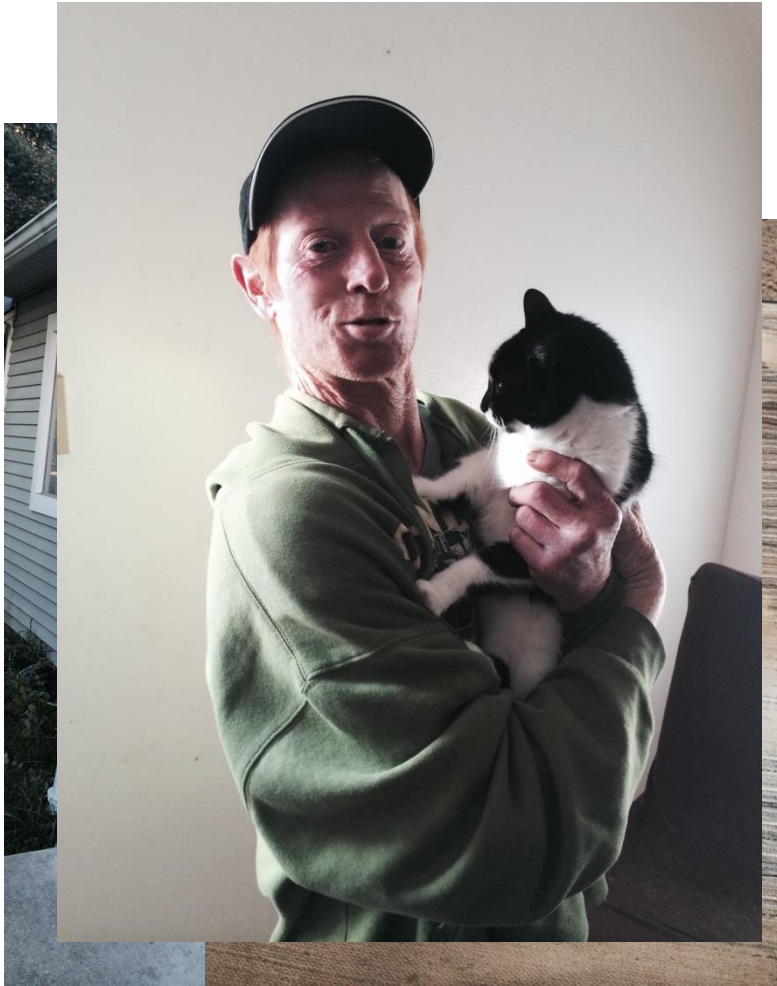
- Participant driven
  - Established guidelines
  - Established topics
- Housing focused
- Strength-based
- HRS facilitated
- Weekly to monthly



# Lessons Learned

- We need to expand understanding and commitment to housing first within our community and within the homeless service delivery system
- Increase substance abuse treatment options for persons who want treatment in their home
- Make sure all partners understand the importance of doing what you say you will do and when you say you will do it
- Flexible financial/staffing resources are essential

“This is normal living”



Dennis





Rebuilding Hope  
Creating Community  
Ending Homelessness

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**Thank you**

Questions?  
Please contact Jeff King at  
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