



Families in Transition

Providing a Home. Building Hope.

May 3, 2016
Presentation to Town of Wolfeboro
Joint Meeting of the
Planning Board and Zoning Board of Adjustment
Maureen Beauregard, President

“To provide safe, affordable housing and comprehensive social services to individuals and families who are homeless or at risk of becoming homeless, enabling them to gain self-sufficiency and respect.”



Building Hope
2011 highlight

Families
in Transition

Building Hope's Building Hope

Families in Transition (FIT) provides safe, affordable housing and social services to individuals and families who are homeless or at risk of becoming homeless, enabling them to gain self-sufficiency and respect.

Board of Directors

Dick Anagnost, Chairperson

Charla Bizios Stevens, Vice Chairperson

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Kristy Merrill

Sedra Michaelson

Kelly Mulholland

Gayle Murphy

Tracie Sponenberg

Kitten Stearns

Angela M. Witcher

Supportive Services

- **Case management**
- **Skill-building workshops**
- **Childcare during programming**
- **Social events & community-building opportunities**
- **Transportation**
- **Referral to existing resources**



Housing Programs



Spruce Street



Commercial & Residential

FIT-Concord



Amherst Street

Transitional Housing

Family Willows

Millyard II



Commercial & Residential



Commercial & Residential



Commercial & Residential

Millyard I



Belmont Street



Commercial & Residential

FIT Concord

Permanent Supportive Housing

FIT-Dover



Hayward Street



Douglas Street





School Street



Third Street

Permanent Affordable Housing

Family Mill



Commercial & Residential

Lowell Street Interim Housing

Short-term Housing





Commercial & Residential

Red Dog Aerial Media, LLC.

Southern NH Services Head Start – on site preschool; FIT provides family therapist

Catholic Medical Center - Mobile Community Health Team – on site health clinic

Goodwill Industries of Northern New England – on site employment services

New Horizons for New Hampshire – provides chef and kitchen manager to cook all meals

Manchester School District – homeless liaison weekly visit

Child & Family Services – therapeutic services to parents and children

Families in Transition – Manchester Emergency Housing – short term housing for families with children.



Umbrella Organizations

Housing BenefITs

is an independent nonprofit whose mission is to improve quality of life for low- and moderate-income residents by increasing the supply and quality of affordable housing in New Hampshire.

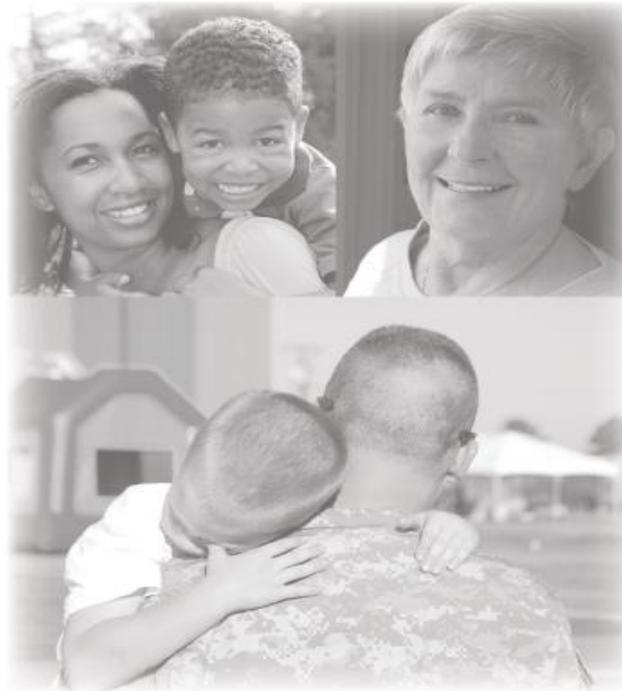


Families in Transition





NH Coalition to End Homelessness



603.641.9441 | www.nhceh.org

Research

Training

Advocacy



Entrepreneurial Business Ventures



Commercial & Residential

The OutFITTERs Thrift Store
Second Street, Manchester



**OutFITTERs
Thrift Store**
Real. Good. Buys.




Commercial & Residential

 www.facebook.com/Outfittersnh

 www.twitter.com/Outfittersnh



Families
in Transition
Providing a Home. Building Hope.
for **25**
Years



Families in Transition's Hope House

Providing a temporary home and
services to families in need.

Homelessness in NH

On any given night in January 2016, there were a total of 262 unsheltered homeless people in New Hampshire.

In 2015

- Families in Transition (FIT) received nearly 5,000 requests for assistance.
- FIT provided housing to 616 people, 311 of whom were children.

In Carroll County

- There are 126 homeless children in the Governor Wentworth Regional Cooperative (K-12).
- In Wolfeboro alone there are 26 homeless students and 17 homeless families.
- There is currently no family safe, short-term, transitional housing in Carroll County.

The Hope House

Details of Hope House:

- Given the need, Families in Transition was invited to Wolfeboro by a group of community supporters
- Purchase and operations of The Hope House is with private funds from the Wolfeboro Community
- Hope House families with children within SAU 49. Families are currently in hotels paid by town, camping, substandard housing and doubled up within the district

17 Lehner Street :

- 3rd Floor – Transitional living space, the unused portion of the building
7 families with children- each family has own room with beds and full bath, kitchen, children's room, laundry, office
- 2nd Floor Offices and meeting space including workshops, community meeting and individual meetings
- 1st Floor – Commercial Space- 2 existing tenants
- Video Surveillance
- Estimated 30 to 120 day stay

Building Location:

- Central location to community resources
- Within mixed neighborhood of commercial, single and multi family units
- Walkable to town amenities such as grocery stores, banks, Huggins Hospital, schools & Churches
- Foss Field, Cotton Valley Rail Trails, Public Docks, local restaurants,
- Families can attend concerts in the park and movies in the park

The Hope House

Staffing:

- 24/7 Staff
- Awake Overnight Staff
- Manager
- Volunteer Coordinator
- PT Maintenance

*Total of 7 staff to be hired from the area. Includes sick, vacation & personal time. Health insurance and matching retirement.

Details about the project:

- A home for 42 parents and 84 children per year.
- Comprehensive intake, assessment and referral designed to direct families to the appropriate homeless and housing resources in the community.
- Referral to medical care for parents and children.
- Connection to Department of Education homeless school liaisons to help ensure that school aged children remain in school through their homeless experience.
- Access to nutritious hot meals.
- Assistance in increasing income through employment or access to mainstream benefits.
- Assistance in accessing community services including treatment for mental health or substance use disorders.



The Hope House

Program Expectations

Participant Responsibility

- Meet with the assigned Service Coordinator and/or Family Place Program Manager a minimum of three times per week for case management.
- Engage in programming such as any workshops, groups, or classes offered at the Family Place. Recommendations in terms of workshops, groups, and classes will be discussed in case management.

Children:

- Supervised at all times as you are responsible for the safety of your child(ren).
- Supervise your children in all common areas of the shelter. This includes living rooms, dining rooms, and hallways.

Cleaning:

- Clean your room and bathroom
- Participate in house responsibilities in order to share the roles of upkeep of common areas.
- List posted.
- Responsibilities will include meal preparation and serving in the kitchen, sweeping and mopping common areas including the laundry room, living rooms, and stairwell.

Guests

- There are to be no guests of shelter residents in the building at any time.

Respectful Community:

- Noise curfew is 9:00pm to 7:00am
- adults return to their personal bedrooms at 11:30p.m.

The Hope House

Safety:

- Each participant will have a code to access the shelter, bedroom units, and personal safes.
- Each code is unique to the participant and is not to be shared.
- Should staff become aware of families sharing personal codes, your shelter stay could be terminated.
- When entering and leaving the shelter, you must always use the front door on Lake Ave.
- Entry and exit doors are not to be propped open. This includes the front entry to the facility and the entry into the shelter stairwell.
- No use or possession of alcohol or illegal drugs or misuse of prescription drugs is allowed on or off premises.
- If FIT-Family Place staff witness illegal substances in your possession, the police will be notified immediately.
- All participants have the right to be free of abuse, neglect and exploitation, including freedom from any verbal, non-verbal, mental or physical abuse or neglect.
- Absolutely no violence will be tolerated. This includes physical, sexual, verbal, and emotional abuse or violence. This also includes threats or abuse of persons (including spanking or threatening of children, repeated profanity, racist or sexist remarks) or damage to property.
- A safe is provided in each unit to use to store medications, wallets, money, and any other small item. All personal items need to remain in your bedroom unit.
- No use of candles, incense, or other flammable materials is permitted on the property.
- All participants are expected to return to the shelter by 8:00 p.m. The front door will be locked at that time.

The Hope House

Rule Violation Procedures:

If it is believed or reported to staff that a participant may have violated a FIT-Family Place program rule, a meeting will be scheduled immediately to address the issue at hand. The meeting may be with staff scheduled in the moment. This meeting may include the participant, the service coordinator or program aide, and the Family Place Program Manager.

Families in Transition – Family Place Program Expectations Agreement

I, _____, have received and agree to comply with all Families in Transition-Family Place Program Expectations that have been reviewed during the move-in orientation. I understand that violation of the House Expectations may lead to dismissal from the FIT-Family Place Program immediately.

Participant Name

Date

WARRENSTREET

An Architecture & Engineering Design Cooperative

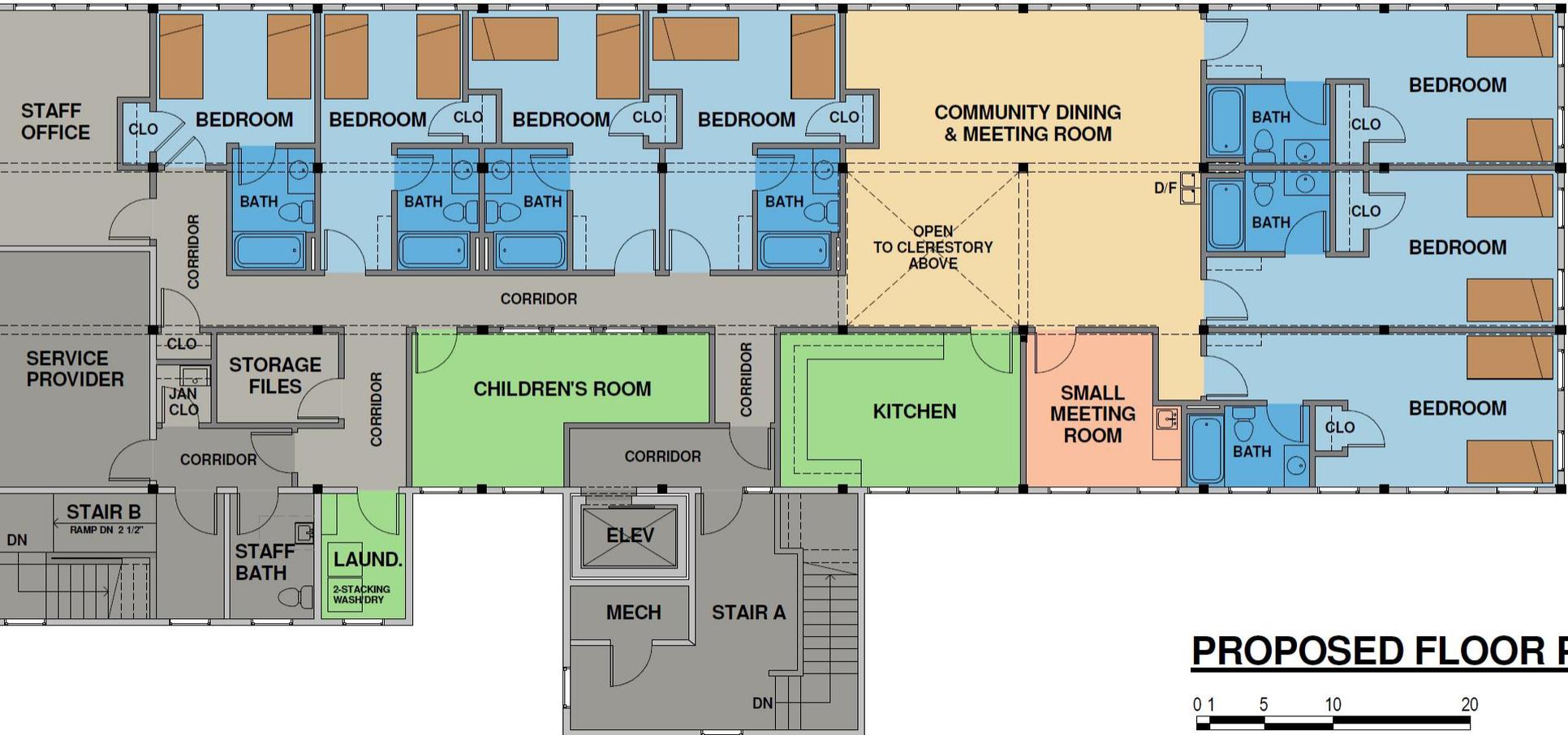
Jonathan Halle, AIA, ASLA, LEED AP / Architect & Landscape Architect

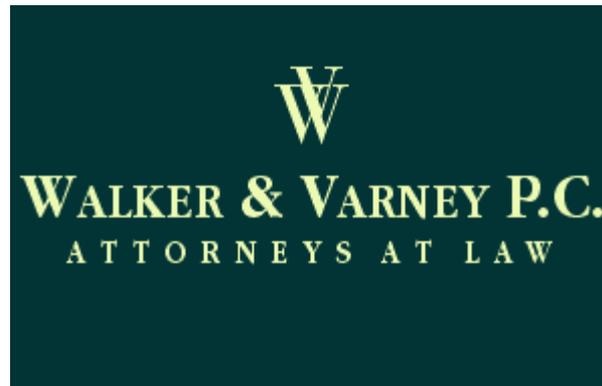
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FAMILIES IN TRANSITION HOPE HOUSE

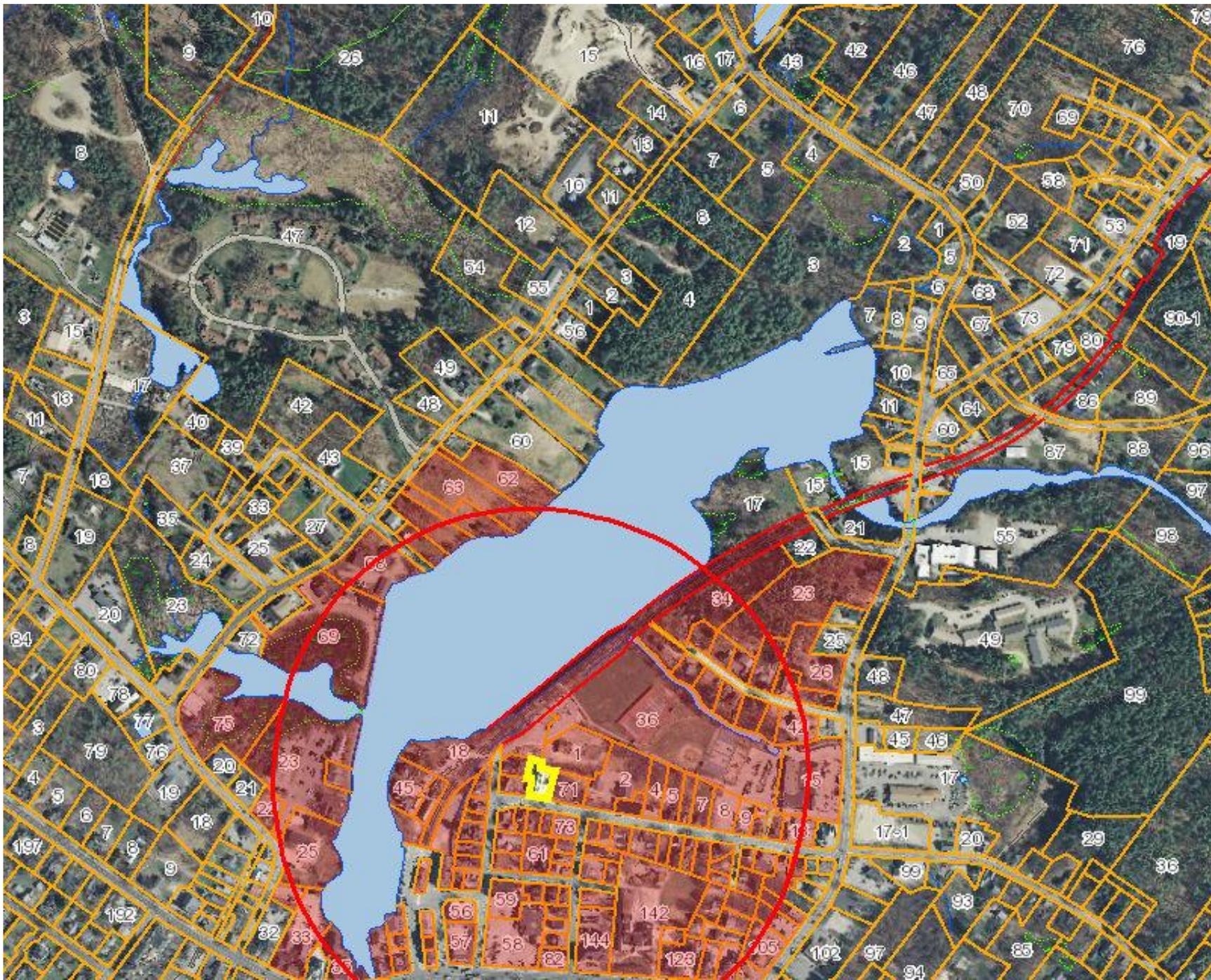
16-18 LEHNER STREET - WOLFEBORO, NH 03894





Nicole K. Csiszer

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Adjustment**





BACK
BAY

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School St

Glendon St

Depot St

Railroad St

Union St

Lang Rd

Avery St

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Lehner St

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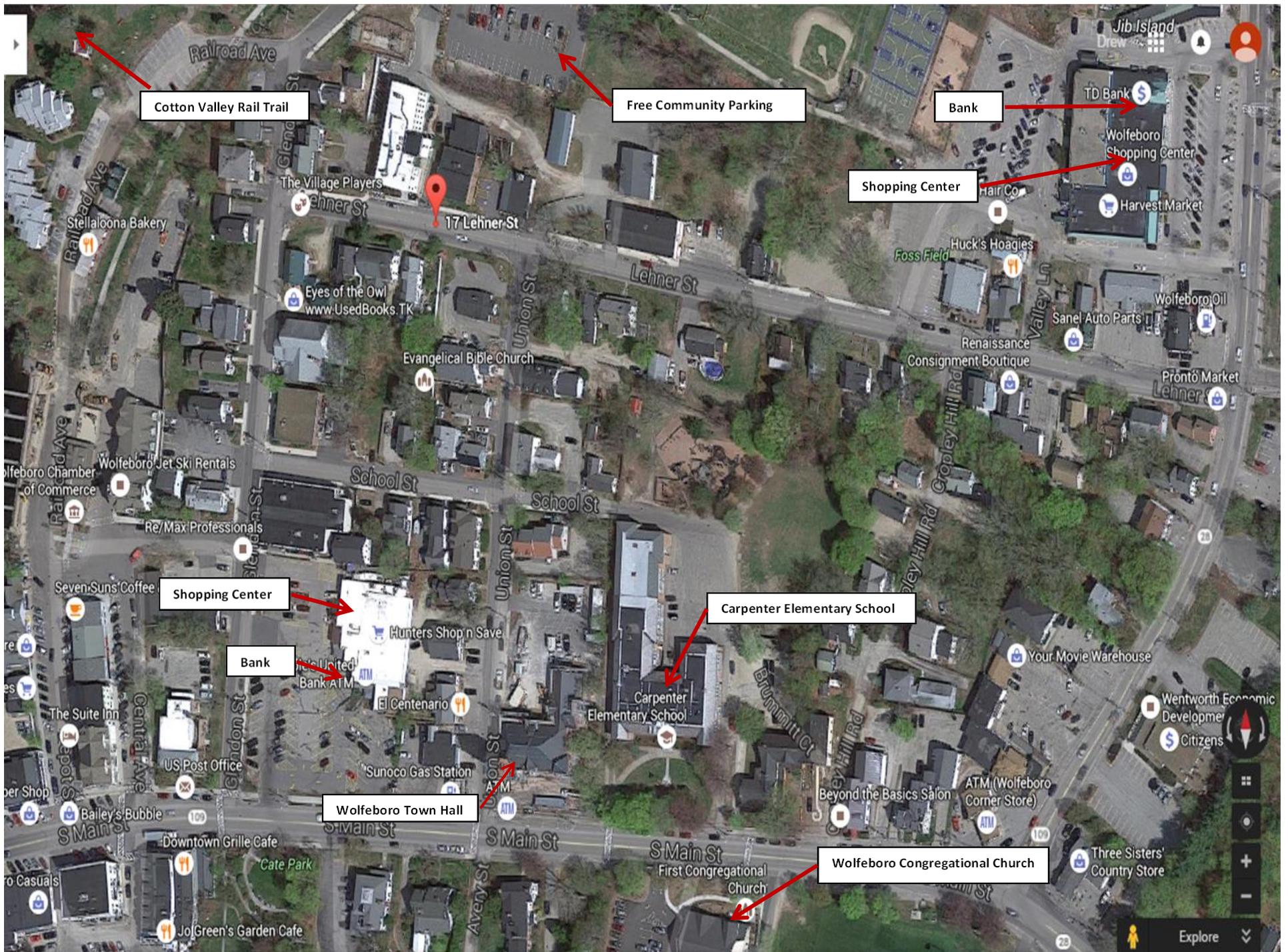
Railroad St

Union St

Lang Rd

Avery St

150



Cotton Valley Rail Trail

Free Community Parking

Bank

Shopping Center

Carpenter Elementary School

Wolfeboro Congregational Church

Jib Island
Drew

TD Bank

Wolfeboro Shopping Center

Harvest Market

Huck's Hoagies

Wolfeboro Oil

Pronto Market

17 Leher St

Leher St

Evangelical Bible Church

Renaissance Consignment Boutique

School St

School St

Shopping Center

Hunters Shop n Save

Bank

Carpenter Elementary School

Your Movie Warehouse

Wentworth Economic Development

Citizens

Wolfeboro Town Hall

Sunoco Gas Station

Beyond the Basics Salon

ATM (Wolfeboro Corner Store)

S Main St

First Congregational Church

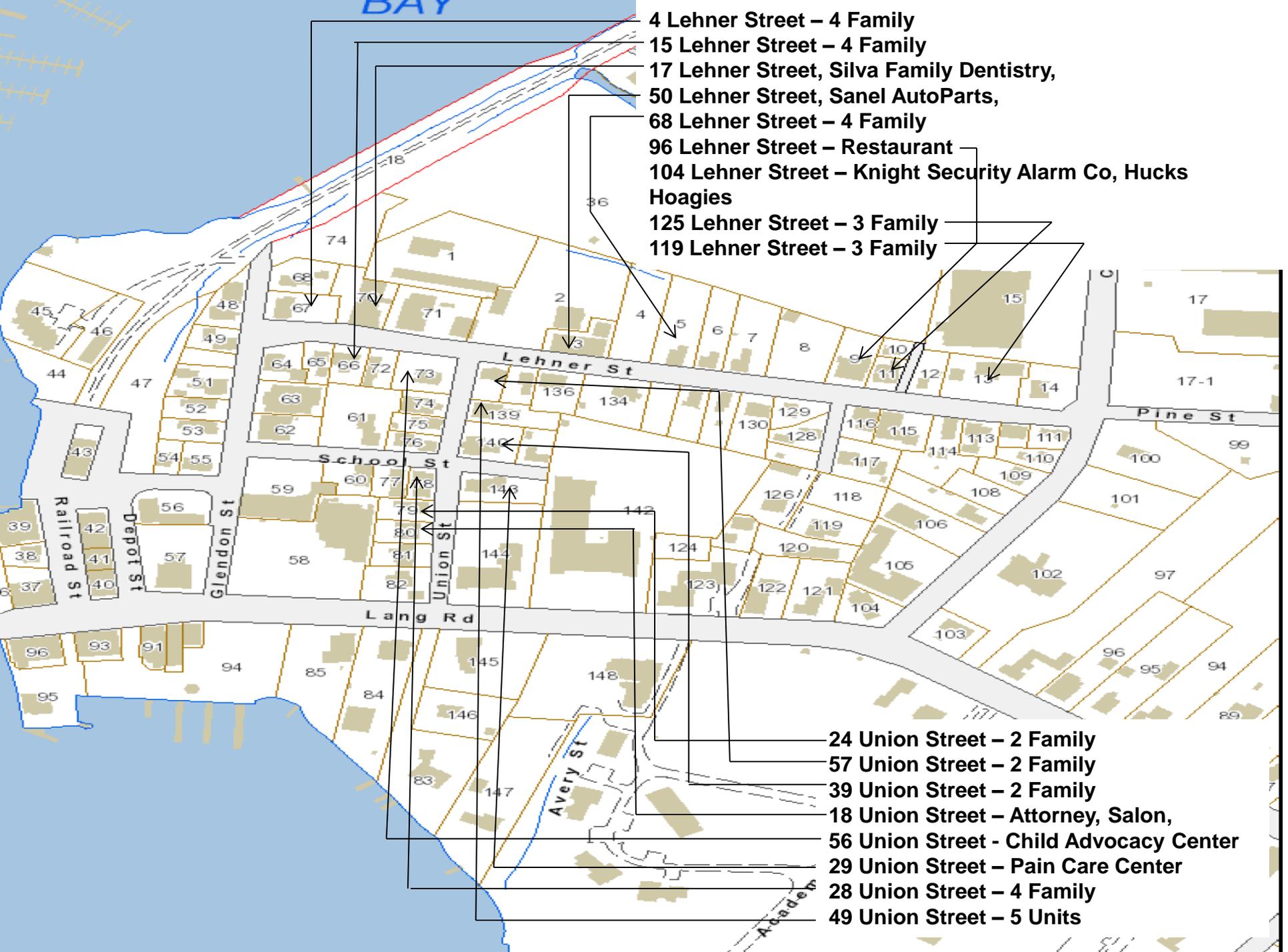
Three Sisters' Country Store

Downtown Grille Cafe

Cate Park

JoGreen's Garden Cafe

Explore



- 4 Lechner Street – 4 Family
- 15 Lechner Street – 4 Family
- 17 Lechner Street, Silva Family Dentistry,
- 50 Lechner Street, Sanel AutoParts,
- 68 Lechner Street – 4 Family
- 96 Lechner Street – Restaurant
- 104 Lechner Street – Knight Security Alarm Co, Hucks Hoagies
- 125 Lechner Street – 3 Family
- 119 Lechner Street – 3 Family

- 24 Union Street – 2 Family
- 57 Union Street – 2 Family
- 39 Union Street – 2 Family
- 18 Union Street – Attorney, Salon,
- 56 Union Street - Child Advocacy Center
- 29 Union Street – Pain Care Center
- 28 Union Street – 4 Family
- 49 Union Street – 5 Units

Property Assessment of Existing Portfolio



122 Market Street - \$225,000 purchase price, current assessment is \$865,200



641 Hayward - \$190,000 purchase price, current assessment is \$552,000



9 Oddfellows and 5 Market Lane, Concord - \$720,000 purchase price (both), current assessment of 5 Market Lane – \$747,879 assessment, current assessment of 9 Odd Fellows is \$519,712



136 Lowell St. - \$1 purchase price, current assessment is \$607,100



394 Second St. - \$795,000 purchase price, current assessment is \$1,928,600



282 Belmont St - \$505,000 purchase price, current assessment is \$1,137,500





Building Hope
2011 highlight

Families
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Building Hope's Building Hope