



WELCOME HOME

Rebuilding
573 Meeting St

*One project, two solutions
to end homelessness*

ONE80

PLACE

BEGIN AGAIN

An aerial photograph of Charleston, South Carolina, showing a dense residential area with many trees and houses. In the background, the city extends to the waterfront where several tall cranes are visible against a hazy sky. The text "You can end homelessness in Charleston." is overlaid in the center in a large, white, sans-serif font.

**You can end
homelessness in
Charleston.**

It starts by tackling two major challenges:

1. A lack of affordable housing.
2. A family shelter that is too small, missing opportunities to get families back into permanent homes.

With your investment, you can provide solutions that house men, women, and children... permanently. We invite you to learn how.

BILL ANDERSON never thought it could happen to him. Not as a child playing arcade games in the King Street basement of Sears, Roebuck and Co. Not at any point during his eight years in the Army serving in Saudi Arabia and Kuwait. Not when he had a good job in logistics. However, when the recession hit, he could barely cobble together enough work to help support his family. Then, his marriage fell apart.

It happened. Bill was homeless.

After nearly a year of staying with friends and family, he wasn't making progress. Bill knew he needed help, and he found it at One80 Place.

A doting father, Bill called his six-year-old twin daughters and four-year-old son every day. On the weekends, he took them to his sister's house; **he didn't want them to see him living in a shelter.** They'd ask, **"When am I going to see you again?"** He told them, **"Soon. Daddy is working on getting a place. Daddy still loves you."**

"When I move into my place, I'll feel like I can be a father again. I'll know I will never be homeless again."

**“
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”**



A SHELTER IS NOT A HOME

Like many cities, especially those powered by tourism, Charleston is facing a crisis, and not because of reasons you think. **A lack of affordable housing—not mental illness or addiction—is the primary reason our shelter was full last night.**

Our hospitality economy relies on minimum wage jobs, yet someone earning a minimum wage cannot afford to live here. **An average rent in the Charleston area is \$1,600 per month.* A minimum wage salary equals \$1,160 per month before taxes.**

More than half the people living at One80 Place have a job or are actively looking for one. Their lives are getting back on track. The only thing missing is a safe and permanent home.

For them, public housing is not an option. Too few qualify; for those who do, there is a 2-3 year waiting list. **And no one is building housing for people moving out of homelessness.**

* Darlington, Abigail, "Charleston's housing crisis is on pace to mirror San Francisco's." Post & Courier, November 7, 2017.

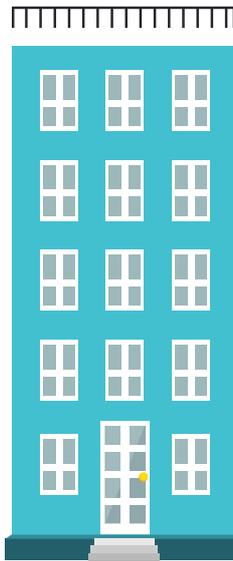
**THOSE WITH HARD JOBS
HAVE THE HARDEST TIME
WITH HOUSING**

\$1,160



**Monthly earnings for
full-time minimum
wage worker**

\$1,600



**Average
monthly rent in
Charleston**

\$4,800



**Monthly earnings
needed to afford
average rent**



**“
They found me a
permanent home
and now my family
has our future
back.
”**

EMILY BENNETT knows first-hand the important role shelter plays in ending homelessness. She served three tours in the Middle East as part of the National Guard. But after her baby girl was born, her husband became abusive. Fearing for her children's safety, she left. She had to leave the military, too, because there was no one to take care of the children during another deployment.

Her son Jaden described what it was like to live in their old sedan. **“My sister slept buckled into her car seat or lying against my mom’s chest. I only had half of the back seat, so I had to sleep all bunched up. But the hardest part was the kids at school; they teased me and called me homeless.”**

Being homeless was never part of Emily’s plan. She knew she’d never be able to keep a job while living in her car, so she and her children came to One80 Place.

Emily remembers her first days at the shelter. **“They made it clear to me: while you’re here at One80 Place, we’re going to help you get out of One80 Place. They told me I had to put together some type of plan to start working.”** Emily got the help she needed. **“They got me approved for childcare. That’s when I knew I could do it. They found me a permanent home, and now my family has our future back.”**

ENDING HOMELESSNESS FOR MORE FAMILIES

One80 Place has the tools to get families like Emily's on their feet. **But unfortunately, our shelter is too small to house everyone that needs it.** Each night, we have an average waiting list of 14 families.

And for those we can shelter, conditions are far from ideal. Four large rooms are filled with rows and rows of metal bunk beds. It feels like an army barrack. **You can imagine how hard it is to sleep in a room filled with 25 other women and children.** Among the cries of newborns, there's no quiet place for a child to do their homework or for a mom to rock her baby back to sleep. There's no private space for a dad to reassure a worried child with a much-needed hug or a working parent to get a good night's rest.

One80 Place's family shelter is a separate structure adjacent to the new men's shelter. It was built in the 1990s, before Charleston's population explosion, and it has served its purpose. But today it is plagued with costly maintenance issues. The cinderblock construction has no insulation. The roof is failing, as is the HVAC system. The only true fix is to replace it.

...there's no quiet place for a child to do their homework... for a mom to rock her baby back to sleep.

YOU CAN HELP CONVERT THIS...



Family Shelter Exterior



Congregate Living for Families & Women



Little Privacy & Storage for Female Veterans

TO THIS...



A Welcoming Exterior



5 Bed, 2 Bath Dormitories



Private Sleeping Quarters & Storage

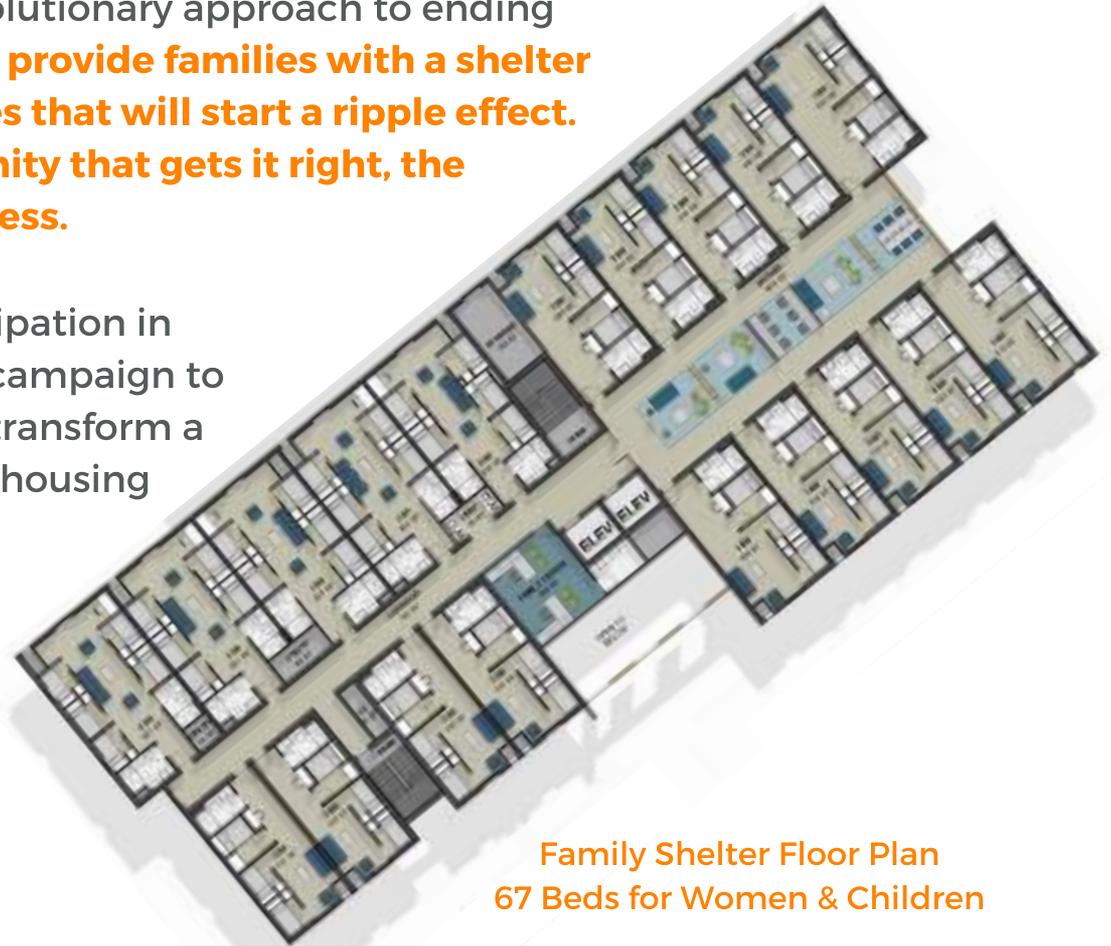
573 MEETING STREET: ONE PROJECT, TWO SOLUTIONS

You can play a vital role in a revolutionary approach to ending homelessness. Imagine, **you can provide families with a shelter worthy of any parent and homes that will start a ripple effect. You can help us be the community that gets it right, the standard for ending homelessness.**

Your help is needed. Your participation in Welcome Home, the \$3 million campaign to rebuild 573 Meeting Street, will transform a half-acre of land into affordable housing and a new family shelter.

When One80 Place opened its new men's shelter in 2014, the old shelter—located just steps away at 573 Meeting Street—was demolished. Today, that plot of land is a blank slate filled with potential.

You can transform 573 Meeting Street into an opportunity for thousands of men, women, and children to end their homelessness for good.



**Family Shelter Floor Plan
67 Beds for Women & Children**



Seven Floors, 80 Affordable Units

The top 5 floors will look and feel like any downtown apartment building. Behind a modern façade will be studio and one-bedroom apartments **professionally managed by Interstate Realty Management—one of the nation’s leading affordable housing management companies.**

Units will be targeted to formerly or chronically homeless people. **Tenants will pay a minimum rent of \$350/month, but no more than 30% of their income. A stringent application and annual renewal process** will ensure that only individuals meeting the established criteria will find a home at 573 Meeting Street.

The second floor will be home to One80 Place’s new family shelter. An advanced security system will keep the second floor self-contained, with admission strictly limited to only shelter residents. **Here, women and children will take their first step towards finding a stable and permanent home.**



1 BR & Studio Apartments

On the first floor, One80 Place will provide housing services for veterans. One80 Place’s veterans program is currently housed in West Ashley because there is no space on the current campus. **Housing Veterans Services at 573 Meeting Street will save One80 Place \$100,000 per year in rent.**

PRESERVING DIGNITY WHILE SAVING MONEY

Shelter is a critical emergency resource, but it is only a band-aid.

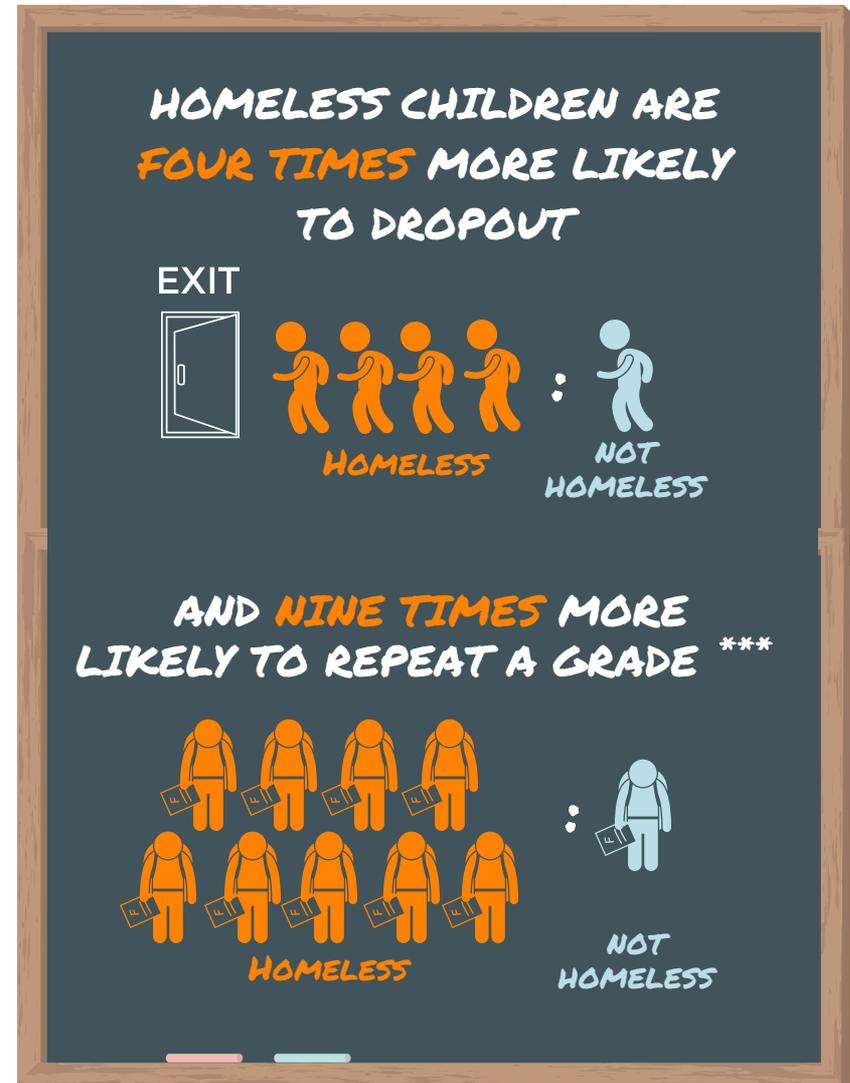
Each year, cities like Charleston spend about **\$39,000 per homeless person, and \$57,828 per homeless family.*** Homeless individuals are more likely to visit the ER. They are more likely to be arrested and spend time in jail.

Forty-two percent of homeless children transfer schools at least once a year—more than half of them change twice or more. **With every move, three to six months of education are lost.**** The long-term impact of homelessness is bleak—homeless children are at greater risk of emotional and behavioral problems. They are more likely to repeat grades in school or drop out altogether.

*Ending Family Homelessness. Urban Institute, August 2017.

**Institute for Children and Poverty, 2003.

***"Education of Homeless Children and Youth," National Coalition for the Homeless, 2009.



When a person has a permanent place to live, the costs to our community plummet. **ER visits drop by 78%—from an average of 16 to only 3 over a two-year period; the average number of days spent in jail drops from 23 to 3.*** One80 Place’s cost to rehouse a family is an average one-time cost of \$1,500 per family—and those families are more likely to stay together. Children are more likely to find success in school.

Even more important than these measurable cost savings are the intangible benefits. When someone has a home, they have pride and hope for the future.

They are also more likely to stay housed and employed. **Of the people One80 Place rehuses each year, 96% stay housed after one year and 89% after two years.** These percentages far exceed the national standard for success (85% housing retention after one year).



*Thomas, M. Lori, et al. "Moore Place Permanent Supportive Housing Evaluation Study Final Report," 2015.

OTHER CITIES ARE EMBRACING SIMILAR MODELS

Examples were funded by a mix of sources similar to the proposed 573 Meeting Street project. Like 573 Meeting Street, the projects combine affordable housing with supportive services.

MINNEAPOLIS



90 Mixed-Income
Units

Cost Per Unit: \$400,000

PHILADELPHIA



120 Mixed-Income
Units

Cost Per Unit: \$233,333

SAN DIEGO



250 Mixed-Income
Units

Cost Per Unit: \$300,000

These developments incorporate supportive services like health clinics and job training that keep people from returning to homelessness. **Residents of 573 Meeting Street will have easy access to the health clinic, legal services, culinary training program, rapid re-housing, and veterans support systems currently offered at One80 Place.**

573 MEETING STREET: THE BEGINNING OF A MOVEMENT

One80 Place's 573 Meeting Street will not end homelessness by itself, but its impact will be profound and long-lasting. It will also encourage others to follow.

In San Diego, an affordable housing project for chronically homeless and low-income residents was so successful that **two new developers used the same financing model to create 408 more units of affordable housing**. Philadelphia's affordable housing project **leveraged \$1 billion in new neighborhood development**. And in Charlotte, where Moore Place has drastically reduced societal costs, the City has received **10 proposals from organizations and developers to build similar projects**.

We envision 573 Meeting Street doing the same for Charleston. Once it's built and successfully occupied, other nonprofits, developers, and municipalities will follow.

**In Charlotte,
Moore Place—85 units
for chronically
homeless—saved
the city \$1.8 million
in reduced jail time
and ER visits in its
first year.**

WHY ONE80 PLACE?

No other affordable housing is being planned for people moving out of homelessness and where it is needed most—on the peninsula, close to so many jobs. And no other organization shelters as many families and women in the Lowcountry.

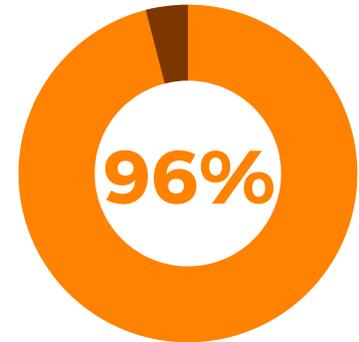
One80 Place is highly respected for providing an effective, holistic approach to ending homelessness. Because affordable housing is key to ending homelessness, it makes sense that One80 Place becomes the catalyst for a project that garners both private and public support.

To gauge the community's interest in and support for the 573 Meeting Street project, One80 Place conducted a feasibility study in early 2018. The results were definitive.

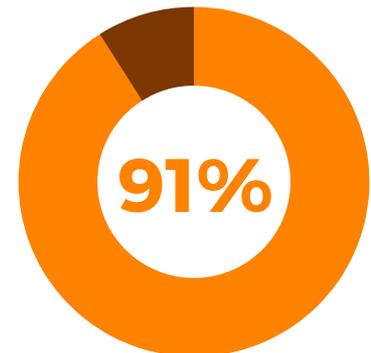
Community members voiced overwhelming support for the project, with statements like:

“It’s extremely important that One80 Place take the lead since no one else is. They have the reputational capital, the experience, and the understanding to get this project up and running.”

Out of 237 surveyed:



Are in favor of a campaign to address the need for affordable housing



Would consider financially supporting the campaign

YOUR ROLE IN ENDING HOMELESSNESS... FOR GOOD

Charleston is known around the world for its charm and hospitality. But you could help it be known for something else—how we value and support our own when they need it most.

Your support of the \$3 million Welcome Home campaign gives Charleston a chance to make homelessness a thing of the past. You can once again set the standard for the best cities in the world.

Your gift will leverage more investment. You'll help prove it's possible—that affordable housing can be built where it's needed most... **for those who need it most.**

Your donation will allow women and families to hold their heads up high while they get the help they need. You can provide a shelter deserving of any family.

Your investment will preserve the vibrant mix of people that has always been a hallmark of Charleston. Many of those served by One80 Place grew up mere blocks from the old shelter. They are being pushed out, you can help bring them back.

You will end homelessness in Charleston. That's a powerful statement, but one that's possible with your investment in the Welcome Home campaign.



An architectural rendering of a modern residential development. On the left is a tall, curved building with multiple stories and many windows. In the foreground and middle ground is a courtyard area with a paved walkway, some trees, and a few people walking or sitting. To the right is a lower, modern building with a flat roof and large glass panels. The sky is bright with some clouds and a flock of birds flying. The overall scene is bright and airy.

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