



Housing Ministries 2008

Introduction:

Each night, Friendship House is able to provide on-site housing to more than 60 homeless men, women and children. This housing is divided into two types: emergency shelter and transitional housing.

As its name implies, emergency shelter addresses the fundamental human need of food and shelter on a night-to-night basis. As such, it usually requires nothing more of each guest than that she or he obey those rules needed to insure order and safety. Emergency shelters tend to offer minimal empowerment services and require a great deal of on site staff supervision. Friendship House currently operates one emergency shelter – Andrew’s Place.

Designed to enable motivated homeless clients make the transition to independence and self-sufficiency, transitional housing provides a secure, supportive, home-like and respectful environment for those men and women ready to work hard on their issues through a rigorous and holistic program. It also offers each resident intensive case management and empowerment services. Because most residents have already demonstrated their self-discipline and commitment before entering the program, transitional housing generally requires less on site staff supervision. Friendship House currently operates nine transitional houses – four for men (Corner House, Criswell House, Burton House and Daughtry House) and five for women (Ashford House, Patterson House, Concord House and Palmer House I & II).

In 2008, all of the above housing programs were impacted by the economic recession. With the baby boomers coming of age, Andrew’s Place was full with a waiting list throughout the year. Most were disabled living on fixed income. Those who were able to hold a part-time job could not find one. The transitional housing programs were even more hard-hit. For housing residents to take full advantage of the program components like budgeting, saving and debt reduction, they have to have a steady full-time job. Those residents who moved into the housing programs from prison or residential rehab programs were usually expected to find work within two weeks of their entry date. This year almost every resident struggled to find and keep employment. When they did find work, many residents had to settle for part-time or temporary jobs which left them barely able to meet their minimum program expenses. Even residents who completed the full program were neither able to save a significant amount of money nor advance to full-time, stable employment.

Part I: Men's Housing Programs

A. HOUSING FOR ELDERLY MEN

STAGE ONE: **Andrew 'S Place**

Staff : **John Owens, Ben Sargent, Eugene Talley, Robert Loveless**

Location: **Episcopal Church of Sts. Andrew and Matthew**

Hours: **3:30 PM – 6:00 AM (September Thru June)**

Andrew's Place was founded in the winter of 1989 at the initiative of the vestry of St. Andrew's Episcopal Church to provide emergency winter sanctuary to homeless, elderly men. What began as a dozen army cots in the church basement has evolved over the years into a full service emergency shelter that offers its guests both hospitality and empowerment. A hot supper is provided each night by volunteer teams from nearly thirty churches and community organizations. Guests are offered shelter and sanctuary in a safe, alcohol/drug free environment. Friendship House case managers are also on site each evening to work with those residents ready and willing to address the underlying causes of their homeless condition. In 2002, through a grant from First and Central Presbyterian Church, Friendship House was able to convert Andrew's Place into a ten-month shelter.

Long-term Program for the Elderly:

Since its opening, Andrew's Place has served more than 642 elderly residents. For some (10%), Andrew's Place has been a loving sanctuary where they could die with dignity. For others (20%), Andrew's Place is an emergency winter haven that enables them to survive another year on the streets of Wilmington. For an increasing number (70%), however, the shelter's supportive communal atmosphere has served as the catalyst needed for them to re-establish themselves in independent housing.

The guest register of Andrew's Place defies any easy classification of either the homeless or the elderly. "Tinker, Lawyer, Indian Chief" does not come close to describing the diversity of the residents' backgrounds or careers. With the aging of the baby boomers, an increasing number of the "elderly" are men in their mid-fifties – that time of life more and more of their housed peers are describing as "late middle age." We have indeed had our *lawyer* – John – who showed up at Andrew's Place in a cashmere overcoat with all his possessions in the trunk of a leased Lexus; and our *Indian chief* – Sonny – whose body was found one morning floating in the Christina River; and if not a *tinker*, then a chorus of sheet metal workers, crane operators and welders. We have also had our artists, singers, teachers, college students, farmers, salesmen and veterans of our nation's various wars. Our oldest residents have included Francis, Vernon and George whose bodies still bore the scars acquired during the Second World War, and Jerry, an 86 year old Willy Loman in pajamas and bedroom slippers, who walked out of a Florida nursing home, borrowed a car and went in search of his old customers. Over the years not every resident has been grateful or even civil. Some remain strangers until the day they leave. Each, however, is and always will be a child of God and therefore

a gift to all who offer them hospitality.

118 total residents:

<i>Long-term Elderly Residents</i>	<i>Short-term Housing Program Residents</i>
95	23

Of the 95 long-term elderly residents:

<i>Residents</i>	<i>Housed</i>	<i>Rehab or Hospital</i>	<i>Moved to Corner House</i>	<i>Homeless</i>	<i>Dead</i>
24	47	7	6	10	1

In 2008, the Andrew’s Place population was predominantly new residents, i.e. elderly men who had not stayed at Andrew’s Place in previous years. Four of these new residents came to Andrew’s Place through the Newark Empowerment Center, Friendship House’s outreach center in Newark. Andrew’s Place also saw a 70% increase in Hispanic residents.

The 2008 shelter population was also significantly more disabled and ill. For many of these, the hospice bed at Corner House was a Godsend. Friendship House also refused more than twenty hospital referrals of homeless patients whom it judged incapable of surviving in an emergency shelter environment.

Once again Andrew’s Place was blessed by dedicated teams of volunteers from over thirty churches, schools and businesses, who provided suppers and shared fellowship meals with the residents each evening.

STAGE TWO: **Corner House**

Staff: **John Owens**

Location: **1 Boxwood Rd, Newport, DE**

Co-sponsored by Calvary and New Castle Presbyterian Churches, Corner House provides transitional housing (3 to 6 months) for elderly homeless men (55–65 yrs old) who have spent at least two months as a resident of Andrew’s Place. Residents who have maintained their sobriety, demonstrated good house-keeping skills, gotten along well with the other residents and showed a commitment to addressing the underlying causes of their current condition will be eligible to graduate into the Corner House transitional housing program. Besides working their program, Corner House residents are responsible for their own food, personal items and house-keeping.

12 Total Residents:

<i>Housed</i>	<i>Homeless</i>	<i>Used Hospice Bed</i>	<i>Dead</i>	<i>Currently in Residence</i>
8	1	6	0	3

Of the twelve Corner House residents in 2008:

- Six were dealing with outstanding debt and bad credit
- Three were seeking employment
- Seven were in very poor health

- Six were in recovery from an addiction
- Six were veterans

During their stay at Corner House:

- Every resident saved at least \$200. (Range of savings: \$200 to \$1,800)
- Three residents eliminated a significant portion of their outstanding debt
- Six residents found or maintained employment
- Six residents used the hospice bed while being treated for serious illness
- Three residents were treated for cancer
- Two residents were re-united with their families
- One resident relapsed and was returned to Andrew's Place

While respecting the residents' privacy, the congregations of both Calvary and New Castle Presbyterian Churches have reached out to the men of Corner House in many and varied ways.

PHOTOVOICE 2008:

Last fall the residents of Andrew's Place and the Delaware State Housing Authority teamed up on a unique and exciting project. Photovoice is a grassroots approach to creating social and policy change. The goals of Photovoice include: 1) enabling people to record and reflect their community's strengths and problems; 2) promoting a dialogue about important issues through group discussion and photographs; and 3) engaging policymakers. Eight Andrew's Place residents volunteered to participate in the project. All had storied backgrounds that often included setbacks beyond their control, ranging from severe medical problems to a lagging economy with little job opportunity. Two of the residents had worked as photographers in the past.

Participants took pictures on a wide variety of topics. At the beginning of the project, the men decided to start with the theme of a 'day in our shoes'. As one participant noted, "you may think it is easy walking in these shoes, but try it for one week and you'll find out how bad it hurts". In the next weeks, the men chose to focus on three specific topics. They were: 1) people – those who help them or those who walk with them; 2) home – the definition of a home varies considerably when you're living on the streets; and 3) public space – the participants frequently report getting kicked out of public space, simply for how they look, not who they are as human beings.

Meeting on Thursday evenings, the group reviewed their photos, chose the most noteworthy, assigned titles and captions. Everyone thoroughly enjoyed the project, mostly because it offered each man a unique opportunity to reach others and share their stories. Even those people who fail to see the homeless in their midst do not find it as easy to close their eyes to a gallery of photos documenting the lives of those same homeless individuals. The pictures that the men have taken have the power to challenge stereotypes and open the eyes of their more fortunate neighbors, especially those with the power to change public policy.

The final exhibit included thirty photos. Last winter, the Housing Authority hosted two exhibitions at a Market Street gallery to which key policy makers, community leaders, leading media outlets, non-profits, local faith communities and the general public were invited. Both were well attended. Friendship House also converted the exhibit to a short DVD presentation to be shared with the two hundred churches and community organizations within its coalition.

B. MEN'S TRANSITIONAL HOUSING PROGRAM

Staff: Jeffrey Dandoy, Gordon Umberger
Locations: Andrew's Place, 720 N. Orange Street
Criswell House, 724 N. Madison Street
Burton House, 1305 N. Rodney Street
Daughtry House, 1503 W 13th Street

The Men's Transitional Housing Program is a four stage program designed to help motivated, homeless men re-establish themselves as independent, self-supporting members of our society able to assume their responsibilities to their families, co-workers and friends. It currently consists of:

- **Stage 1:** A ten day emergency shelter component (Andrew's Place) where candidates reside in a highly structured environment until they find employment and get their first pay check.
- **Stage 2:** A six week dormitory-style housing program (Criswell House) where employed residents participate in daily case management and demonstrate their commitment to a strategic recovery program.
- **Stage 3:** A three month subsidized housing component that consists of two half-way houses (Burton House & Daughtry House) where graduates of the Stage 2 program may continue to live in community and work their recovery program with ongoing staff supervision and case management.
- **Stage 4:** An aftercare program through which housing graduates can continue their case management with the Friendship House staff and provide communal support and peer ministry to men still in the residential stages of the program.

Of the roughly seven hundred men who have participated in the Transitional Housing Program over the last seventeen years, the vast majority have been dealing with addiction and relationship issues that have cost them their families, their jobs and even their freedom. Every one comes to the program wanting to work on their external issues -- employment, fines, child support, bad credit, probation, etc. The men who make it are those with the courage and endurance to deal with their internal issues -- recovery, self-esteem, relationships and personal beliefs.

Beginning in 2004, Friendship House introduced *Fatherhood* as the major unifying theme for men's transitional housing. While it continued to offer its residents subsidized housing, employment training, budgeting, debt reduction, individual case management and addiction counseling, Friendship House also implemented a series of six monthly Fatherhood Program workshops. Presentations are held at West Presbyterian Church and led by a talented and diverse group of human service professionals, many of whom are affiliated with the program's sponsoring churches.

STAGE ONE HOUSING: Andrew's Place Emergency Shelter

Most homeless clients leaving a residential treatment facility are without resources or employment. Although primarily a long-term emergency shelter for elderly homeless men, Andrew's Place provides the younger men leaving residential treatment facilities with a highly structured and supportive environment which eases the transition back into everyday life with all its temptations. Unfortunately, with increasing demand for shelter beds for the elderly, Friendship House seldom had

available bed space for Stage One residents at Andrew’s Place. By September, most Stage One residents moved directly into Criswell House, regardless of whether they had found employment.

Of the 23 Stage One Housing Residents in 2008:

<i>Evicted</i>	<i>Moved to Stage Two</i>	<i>Moved to Other Programs or Rehabs</i>
8	15	0

STAGE TWO HOUSING: Criswell House

Criswell House is the next stage of men’s transitional housing. At this stage, residents have greater freedom, but also more responsibility for working their recovery program. During their six week stay in this dormitory style residence, program participants are required to make weekly program payments, follow the shelter rules, maintain their sobriety and actively participate in the various shelter empowerment programs.

Of the 51 Stage Two Housing Residents in 2008:

<i>Still In Residence</i>	<i>Evicted</i>	<i>Opted Out</i>	<i>Moved To Stage Three</i>
4	9	14	24

STAGE THREE HOUSING: Daughtry House & Burton House

Sponsored by Westminster Presbyterian Church, Daughtry House and Burton House provide 90 to 120 days of transitional housing to Criswell House graduates who have demonstrated a high level of:

- Commitment to their recovery program
- Self discipline and personal responsibility
- Willing participation in case management with Friendship House

In the last sixteen years, nearly five hundred men have participated in the program with a graduation rate of slightly less than 50%. The average resident saved over \$1,000 during his stay in the program. In December, 2008, Westminster Presbyterian Church donated the use of Daughtry House to the Men’s Transitional Housing Program. With this extraordinary gift, both Stage Three houses are now located on the same site, enabling the residents of both to form one therapeutic community. The addition of Daughtry House to men’s housing also enabled Friendship House to transfer Concord House, the former men’s stage three house, to Women’s Transitional Housing, increasing its bed capacity by five.

Of the 23 Stage Three Men’s Residents in 2008:

<i>Still In Residence</i>	<i>Evicted</i>	<i>Opted Out</i>	<i>Graduated</i>
3	7	1	12

STAGE FOUR HOUSING: Aftercare Program

Every graduate of Men's Transitional Housing has the option of maintaining his case management relationship with Friendship House. About 30% of the graduates take advantage of this service, at

least during their first year in independent housing. With staff on site at Andrew's Place and Criswell House every evening, graduates know that they can drop in and catch a Friendship House staff person without having to make an appointment. Some graduates maintain a regular relationship with their Friendship House counselor for many years. Others maintain a more casual contact with Friendship House, coming for supper at Andrew's Place, attending an on-site twelve step meeting or seeking emergency service.

Part II: Women's Housing Programs

Director: Marcy Perkins
Manager: Shirley Pritchett
Location: Ashford House, 720 N. Union St.
 Patterson House, 718 N. Union St.
 Concord House, 1909 Lancaster Ave.
 Palmer House, 1004 & 1006 N. Lincoln Street

The Women's Transitional Housing Program is a two stage program that assists single women and mothers with young children who have already demonstrated a commitment to addressing their issues in a holistic manner. The program continues to enjoy a reputation as a good program for women in recovery from an addiction. Over the past ten years in particular, the Women's Housing Program has been refined and developed to serve this population. In the last four years, an increasing number of these women in recovery have come to the transitional housing program directly from prison. Friendship House continues to build partnerships with correctional and rehabilitation programs. Its success with women coming directly from shelters, particularly women with children, is of a different kind. Women in recovery either "flunk out" pretty quickly or seem to "go the distance." They identify their issues and work on them with great concentration. Women with children are doubly challenged for they must also expend enormous energy maintaining their families and healing the wounds that their addiction has caused.

STAGE ONE HOUSING: Patterson House & Ashford House

Ashford House and Patterson House offer transitional housing to homeless women and their children for 90 to 180 days. This program strives to provide a secure, supportive, home-like and respectful environment for those women ready to work hard on their issues with an emphasis on developing self-sufficiency and personal growth. While Ashford House tends to house single women, Patterson House was designed to provide transitional housing for women with children

Of the 38 Stage One Households in 2008

<i>Evicted</i>	<i>Opted Out</i>	<i>Still In Residence</i>	<i>Graduated to Stage 2</i>
12	6	8	12
<i>Single Individuals</i>	<i>Mothers With Children On Site</i>	<i>Mothers Whose Children Came For Visits</i>	
25	3	10	

In 2008, the vast majority of the residents (89%) came from prison and/or residential rehabilitation facilities. The Key Village Program, Prison Work Release Programs, the Gateway

Foundation Rehabilitation Center and the Battered Women’s Shelter continue to be the Housing Program’s primary referral sources. Taking women from prison and from rehabilitation centers is always risky. Some are ready to do the hard work of recovery and others are not. On the other hand, society does not always extend a welcoming hand to women trying to recover from past mistakes. Obtaining food stamps, medical coverage, and most importantly, employment has become increasingly difficult for new residents. Access to the internet for job postings has aided residents in their job search, along with resume assistance and guidance from housing staff and interns.

Reunification with children continues to be a heartbreaking task. The residents’ children have suffered by being separated from their mothers during their incarceration or rehabilitation. Proving that you are “fit” to be reunited with your child is a demanding task. State requirements must be met and expectations of estranged fathers must be satisfied. Having one’s wages garnished and one’s taxes withheld for past-due child support occurs frequently. Residents are frequently referred for assistance to a Friendship House board member who works at Family Court. Custody hearings continue to be a venue in which housing staff take part.

STAGE TWO HOUSING: Concord House & Palmer House

As a second stage, Palmer House offers long-term transitional housing program for those Ashford House and Patterson House graduates who have demonstrated a high commitment to their programs. Able to house four families in their own apartments at any one time, Palmer House is designed as a program which offers continuity of shelter, assistance and support with a greater degree of both independence and responsibility.

Of the 12 Stage Two Households in 2008:

<i>Evicted</i>	<i>Graduated</i>	<i>Still in Residence</i>
3	4	5
<i>Single Individuals</i>	<i>Mothers With Children On Site</i>	<i>Mothers Whose Children Came For Visits</i>
7	1	4

During the last two months of 2008, Women’s Housing utilized Concord House for over-flow Stage Two housing. 3 women and 1 child were housed during November and December, 2008 and continue in residence at this writing.

Stage Two saw fewer successful graduates in 2008 than in past years. Three women relapsed back into their addiction toward the end of their stay at Palmer House. Difficulty in maintaining employment due to criminal background was part of the problem. A “fear of success” seems to have been another part of the problem. Four graduates were able to find stable employment and develop a strong support system which helped them make the transition to independent housing.

STAGE THREE HOUSING: Aftercare

The staff of the Women’s Transitional Housing Program continue to walk with their graduates through our various *aftercare programs*. These services are designed to help each graduate handle the many real life challenges of managing independent housing as a single parent. Most graduates

continue to meet with the Women's Housing staff on a regular basis during their first year in independent housing. As life gets busier and their lives become more stable, this contact becomes more intermittent. For most graduates, the housing team evolves into a resource to be accessed when they are in need. Sometimes, a graduate simply needs a sounding board about a problem or is looking for the appropriate professional resources. Often, they are in crisis and will re-enter weekly case management until they have resolved their problem. Housing staff meet or speak by telephone with Alumnae an average of 18 times per month. Group meetings have evolved into an Annual Event.