MISSION
It is the mission of Housing First, Inc. to secure resources and assets which lead to community planning to end homelessness through advocacy and community collaboration.

VISION
It is the vision of Housing First, Inc. that every man, woman and child will have the opportunity to have suitable, safe and adequate housing.
Dear Friends, Partners, and Stakeholders,

So much has been accomplished at Housing First, Inc. (HFI) over the past year. To begin with, we established our first ever Outreach Department. Through its street outreach and community engagement efforts, HFI was able to better access and serve the homeless while developing a new sense of value for our organization within our community. Secondly, the HFI team decreased its scheduled wait times for our Coordinated Entry system, providing dramatically improved intake service to our homeless clients. Finally, we focused on improved communication between HFI, our community and its area service providers. We launched new and improve websites, YouTube videos, social media, increased traditional media exposure, and improved our local presence through the HFI Outreach team.

The success of these efforts and many others can be measured in new community/agency partnerships, especially in Baldwin County, along with a 110% increase in the number of individuals served through our annual Project Homeless Connect event. Held for the seventh year in Mobile, this important event provides much needed services to those experiencing homelessness in our area. These services include legal assistance, health checks-ups. State-issued identification, housing assistance, employment opportunities, food, clothing, showers, and haircuts, etc. This successful event was accomplished with the support of over 60 different agencies and 600 plus volunteers from across the HFI service area.

HFI continues to be the lead provider of housing and case management services to those experiencing homelessness and to those families at-risk of homelessness in Mobile and Baldwin counties. As a non-profit organization that plans, develops, prioritizes and implements community-wide strategies to end homelessness in Southwest Alabama, Housing First, Inc. served over 3.004 adults and children with direct services in program year 2018-2019. The number of persons experiencing literal homelessness is at its lowest point since 2013 (2019 = 505 individuals identified through the annual Point in Time Count). The homeless funding from federal sources in our community is about 61% Housing Urban Development (HUD), 20% Veterans Administration (VA), 5% United Way grants and corporate sponsors, along with 14% in donated items.

Housing costs continue to outpace incomes, pushing many into homelessness, and making the path out of homelessness more difficult. While we work to relieve the suffering of those experiencing homelessness, HFI is also working to change the way we view and treat our most vulnerable neighbors, advocating for lasting solutions and addressing the underlying conditions that contribute to homelessness.

Although federal funding is important, it is absolutely imperative to have local support and funding in order to truly eradicate homelessness in our community. Please know, homelessness is not an agency issue, it is a community issue and it takes the entire community to resolve homelessness. Your support, through advocacy, volunteerism, and financial gifts is critical to our success and we are thankful for what you have done and will continue to do to help us address these issues.

Gratefully,

Denise Riemer
Chairman of the Board
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Housing First, Inc. takes its name from the Housing First Model of homelessness assistance. The research-driven method seeks to provide those experiencing homelessness with rapid access to permanent housing without any preconditions. After housing has been obtained, the Housing First model provides for necessary supportive services and community-based assistance to ensure the retention of permanent housing and to prevent future episodes of homelessness.
POINT-IN-TIME COUNT

The Point-in-Time (PIT) count is a survey of sheltered and unsheltered individuals experiencing homelessness that is required by HUD for each Continuum of Care (CoC). The PIT count is conducted within the last 10 days of January of each year. One-hundred-sixteen volunteers in our community participated in the survey on January 23, 2019.

505 Individuals were identified as experiencing homelessness in 2019
THE IMPACT OF HOMELESSNESS TO COMMUNITIES

Homelessness not only impacts individuals and their families. It impacts entire communities. Continued homelessness means continued and increased need for:

- Mental health services
- Emergency medical care
- Emergency shelter
- Interactions with law enforcement and the legal system

It benefits the entire community to end homelessness, one person, and one family at a time.

3% INCREASE IN PERSONS SERVED IN 2019

HFI is serving our Mobile and Baldwin County communities to end homelessness.

8% DECREASE IN HOMELESS INDIVIDUALS WITHIN OUR GEOGRAPHICAL AREA

Data based on 2018 – 2019 CCN and PIT count.
Coordinated Entry is a system designed to unite service-provider efforts, create a real-time list of individuals in the community who are experiencing a housing crisis, and efficiently link applicants with the resources needed to prevent or end a housing crisis. Coordinated Entry uses standardized screening tools to ensure all people experiencing a housing crisis in Mobile County and Baldwin County are equally and fairly assessed. Coordinated Entry also ensures resources are first applied to those with the greatest service needs and highest levels of vulnerability. The system takes a “no wrong doors” approach and can be accessed through outreach efforts via telephone, or in person to provide services with as few barriers as possible.

- **2,814 Clients Assessed**
- **1,377 Total Referred**
- **741 Individuals Achieved Permanent Housing**
WHO IS EXPERIENCING A HOUSING CRISIS in OUR COMMUNITY?
(Data obtained through Community’s Coordinated Entry System)
Oct. 1, 2018 – Sep. 30, 2019

- VETERANS: 11%
- SLEEPING IN SHELTERS OR NOT MEANT FOR HABITATION: 74%
- PHYSICAL & MENTAL HEALTH CONDITIONS AT START: 31%
- FLEEING DOMESTIC VIOLENCE: 7%
- CHILDREN: 44%
- ADULTS WITHOUT CHILDREN: 58%
- ADULTS WITH CHILDREN: 42%
FAMILY AND YOUTH SERVICES

Family and Youth Services (FYS) is a rapid re-housing project aimed at ending homelessness for unaccompanied youth and families with children. The goal of rapid re-housing is to ensure homelessness is brief and that the effects of homelessness are not felt for an extended period of time. FYS provides regular case management combined with rental assistance, connections to mainstream benefits and supportive services. The goal of these short-term services is to provide families and youth experiencing homelessness with the skills and resources necessary for long-term housing stability.

124 Individuals Obtained Permanent Housing

241 Individuals, Representing 82 Households Served in 2019
Housing stability can be drastically impacted by joblessness, limited income, substance use, disability, mental illness, criminal history, poor credit and traumatic life experiences. The Supportive Services for Veterans Families (SSVF) program seeks to address these issues for veterans and their families. SSVF provides short-term, intensive case management and temporary financial assistance designed to link veterans and their families with permanent housing solutions to prevent and end veteran homelessness.

<table>
<thead>
<tr>
<th>168</th>
<th>Individuals Obtained Permanent Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>288</td>
<td>Individuals Served</td>
</tr>
<tr>
<td>168</td>
<td>Households</td>
</tr>
</tbody>
</table>
The Community Housing Program consists of two HUD-funded Permanent Supportive Housing projects that provide services for individuals and families. These projects lease rental units from apartment complexes in the community and use the units to provide housing and supportive services to program participants. The goal of the Community Housing Program is to equip participants with the skills and resources necessary to achieve housing independence and avoid re-entering homelessness. Program participants with income are expected to pay a portion of their rent to build habits associated with housing stability.

**148 Individuals, Representing 131 Households Served in 2019**

**13 Participants achieved independent housing**
The Homeless Management Information System (HMIS) is a locally operated information system used to collect data about individuals and families seeking services to prevent and end homelessness. The system is an integral part of the community’s collaborative efforts as it allows providers to track the provision of services, maintain current case plans, and efficiently coordinate with other agencies.

HMIS 2019 PARTNERS
AltaPointe Health Systems, Inc.
Dumas Wesley Community Center of Mobile, Inc.
Family Counseling Center of Mobile, Inc.
Family Promise of Baldwin County
Family Promise of Coastal Alabama
Franklin Primary Health Center
Housing First, Inc.
McKemie Place
Mary’s Shelter Gulf Coast
Mobile Area Interfaith Conference
Salvation Army of Mobile
Veterans Administration
Volunteers of America Southeast

100 Users in 2019
PROJECT HOMELESS CONNECT

Project Homeless Connect (PHC) is an annual event which provides a centralized location for services desperately needed by homeless citizens in Mobile and Baldwin Counties. PHC provides health and wellness services, legal assistance, dental and vision screenings and access to housing assistance and mainstream resources (ID cards, food stamps, etc.). All services are provided free of charge for participants.

CLIENTS ATTENDED

<table>
<thead>
<tr>
<th>Service Probes</th>
<th>Number</th>
<th>Service Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>State ID Cards Issued</td>
<td>130</td>
<td></td>
</tr>
<tr>
<td>Participants Seen in Health &amp; Wellness</td>
<td>145</td>
<td></td>
</tr>
<tr>
<td>Participants Received Legal Services</td>
<td>102</td>
<td></td>
</tr>
<tr>
<td>Participants Served by the Department Of Human Resources</td>
<td>30</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Service Providers</th>
<th>Number</th>
<th>Service Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>WAVE Participants Transportation (Free)</td>
<td>174</td>
<td></td>
</tr>
<tr>
<td>Volunteers</td>
<td>669</td>
<td></td>
</tr>
<tr>
<td>Participants Served by the Social Security Administration</td>
<td>103</td>
<td></td>
</tr>
</tbody>
</table>
## Statement of Financial Position

**September 30, 2019**

### Assets

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and cash equivalents</td>
<td>$75,855</td>
</tr>
<tr>
<td>Grants receivable</td>
<td>72,753</td>
</tr>
<tr>
<td>Accounts receivable</td>
<td>13,890</td>
</tr>
<tr>
<td>Prepaid expenses</td>
<td>3,583</td>
</tr>
<tr>
<td>Property and equipment, net</td>
<td>388,381</td>
</tr>
<tr>
<td>Property held for sale, net</td>
<td>15,500</td>
</tr>
</tbody>
</table>

**Total assets** $569,962

### Liabilities and Net Assets

### Liabilities

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable</td>
<td>$72,042</td>
</tr>
<tr>
<td>Accrued expenses</td>
<td>93,193</td>
</tr>
<tr>
<td>Capital lease obligations</td>
<td>3,841</td>
</tr>
<tr>
<td>Long-term debt</td>
<td>24,384</td>
</tr>
<tr>
<td>Deferred revenue</td>
<td>175,557</td>
</tr>
</tbody>
</table>

**Total liabilities** 369,017

### Net assets

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net assets without donor restrictions</td>
<td>200,945</td>
</tr>
</tbody>
</table>

**Total net assets** 200,945

**Total Liabilities and net assets** $569,962

---

*See notes to financial statements*
Statement of Activities  
Year Ended September 30, 2019

<table>
<thead>
<tr>
<th>Without donor restrictions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Revenues and support</td>
</tr>
<tr>
<td>Department of Housing and Urban Development passthrough $ 589,097</td>
</tr>
<tr>
<td>Department of Housing and Urban Development grants 2,958,893</td>
</tr>
<tr>
<td>Department of Veterans Affairs grant 1,189,223</td>
</tr>
<tr>
<td>Emergency Solutions grants 132,976</td>
</tr>
<tr>
<td>Program service fees 204,628</td>
</tr>
<tr>
<td>HMIS fees 21,398</td>
</tr>
<tr>
<td>Performance contracts 10,000</td>
</tr>
<tr>
<td>United Way allocation 41,574</td>
</tr>
<tr>
<td>Donated materials and services 397,763</td>
</tr>
<tr>
<td>Donations 59,149</td>
</tr>
<tr>
<td>Total revenues and support 5,604,701</td>
</tr>
</tbody>
</table>

Expenses

<table>
<thead>
<tr>
<th>Program services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing and Urban Development (HUD) 3,439,518</td>
</tr>
<tr>
<td>Emergency Solutions Grant (ESG) 109,145</td>
</tr>
<tr>
<td>Supportive Services for Veteran Families (SSVF) 1,204,235</td>
</tr>
<tr>
<td>Other 74,396</td>
</tr>
</tbody>
</table>

Supporting services

| Management and general 877,309 |

Total expenses 5,704,603

Change in net assets (99,902)

Net assets

| Beginning of year 300,847 |
| End of year $ 200,945 |

See notes to financial statements
## FUNDING SOURCES

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Grants</td>
<td>$4,148,116.00</td>
</tr>
<tr>
<td>Federal Grants to Subrecipients</td>
<td>$589,097.00</td>
</tr>
<tr>
<td>State of Alabama</td>
<td>$132,976.00</td>
</tr>
<tr>
<td>Local Grants &amp; Public Donations</td>
<td>$132,121.00</td>
</tr>
<tr>
<td>Program Income</td>
<td>$204,628.00</td>
</tr>
<tr>
<td>Donated Materials and Services</td>
<td>$397,763.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$5,604,701.00</strong></td>
</tr>
</tbody>
</table>

**Percentage Distribution:**
- Federal Grants: 74%
- Federal Grants to Subrecipients: 11%
- State of Alabama: 2%
- Local Grants & Public Donations: 2%
- Program Income: 4%
- Donated Materials and Services: 7%
TEAM MEMBERS

Derek Boulware, Chief Executive Officer

Sharon Algood, Executive Assistant

Tina Blackmon
Chief Financial Officer

Crystal Hiatt
Andrea Justiniano
Janie Lumpkin

Ron Andress
Director of Compliance

Deloras Lucious

Ed Aikens
Director of Outreach

Graham Alt
Rhondi Foley
Patrick White

Monica Washington
Director of Supportive Services for Veteran Families Program

Phelon Carter
Kristen Cook
Roland Harper
Lametrius Houston
Janae Ivory
Nathan Mosely
Christina Smith
Tim Stevenson
Dedrick Tyler

Lydia Brown
Director of Information and Analysis

Laurie Anne Armour
Alex Argiro
John Burke
Shana Daniels
Cary Herron
Meneko Nettles
Joe Parker
Adrienne Portis
Nikkii Scheuer
Kathy Scroggins
Kayla Terry

Director of Community Housing

Rhonda Faulk
Keuler Gates
John Lebatard
Darrell Mitchell
Morgan Powell
Jaquese Rease
Katilynn Underwood
Mullaney Wilson
BOARD OF DIRECTORS

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Denise Riemer
President

Dr. Nicole Carr
Vice President

Walter J. Brand, Jr.
Treasurer

Janice Small
Secretary

MEMBERS

David Betler
Rev. Trey Doyle
Betty Fain
Graham Green
Terry Harbin
Dr. Kenneth Hudson
Thomas Bruce MacKinnon
Pam Maumenee
LaKeisha McGill
Cynthia Nelms
Herman Tinsley
Amy Weaver
HOUSING FIRST, INC.

WISHES TO THANK ALL COMMUNITY PARTNERS
AND VOLUNTEERS WHO MADE
2018 – 2019 A SUCCESS.

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Mobile, AL 36609
251.450.3345

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outreach@hfal.org