



**Capri Mobile Home Resident Relocation Project  
Committee Review  
January 30, 2023**

**Committee Members Present:** Chuck Lane, Kimberly Nunn-Crawford, Srdjan Obrenovic, Maria Pepe  
**PCF Staff Present:** David Bender, Duggan Cooley, Jocelyn Howard

**I. The meeting began at 10:15 AM with all committee members introducing themselves.**

**II. Applicant Interviews**

**A. St. Vincent de Paul of South Pinellas (SVdP)**

Nehemiah Warner, Grants Manager, described how SVdP approached the application. He acknowledged the urgency of the process. SVdP brings a large toolkit of programming, including rapid rehousing, but was not familiar with the relocation of mobile homes themselves. SVdP has been in conversations with Chrissy Bond who connected them to Kathy Hand, police social services specialist, and SVdP got a better idea about actual relocation. As SVdP understands it, some residents' issues have been self-resolving and others have been responsive to assistance. This is a project that would certainly require boots-on-the-ground efforts that would emphasize housing first and be client-led. Each client would develop a housing stabilization plan with bilingual staff while also determining any long-term needs. Across SVdP's programs, 91% average of prevention households resulted in positive housing outcome. 81% of rapid rehousing shows positive housing outcome. SVdP South Pinellas would collaborate with SVdP Community Kitchen and Resource Center, the Hispanic Outreach Center, and the Area Agency on Aging of Pasco and Pinellas.

**How will referral process happen?**

SVdP would go door-to-door and prioritize face-to-face interactions and would collaborate with existing efforts. Technicality is that work is with already-homeless people. SVdP does not want to see those in the mobile home park become literally homeless.

Any written materials (door hangers, posters) would be offered in English and Spanish. SVdP's development team can translate any materials.

**Do you have physical office in Clearwater?**

SVdP South Pinellas would collaborate with SVdP Community Kitchen and Resource Center, in Clearwater. The Resource Center would offer physical space. Also in the program budget is a vehicle to have in the mobile home park itself.

**Does a person need to be literally homeless to be in rapid rehousing?**

Yes, once they're in an emergency shelter, they will be eligible for other programs.

**In application, SVdP mentioned it was capable of hiring people quickly. Do you need to hire for this?**

No. SVdP has current bilingual staff that could be moved over to project immediately.

**What is the length of time between completing assessment and then placement elsewhere?**

In other programs, prevention programs with veterans and City of Largo, best practice is same day or within 24 hours, set up within 5 business days set up intake interview, and then housing navigator along with case manager is assigned. It could take 45 to 50 days to find permanent housing for challenging cases for family without income. If there is better credit history and employment, 30 to 45 days. It all depends on the client situation.

**Have you collaborated with legal aid organizations?**

SVdP has internal legal aid.

**What is follow-up like once in stable housing? How long does case management go?**

It depends. For this particular grant, follow-up and case management would be short term. But if clients are enrolled in other programs, case management can go for up to a year or 24 months depending on program. If SVdP can't handle case management itself, it could refer out to other organization.

**What is SVdP's experience with undocumented persons?**

SVdP currently has one program that assists undocumented residents, but typically doesn't provide services since there aren't programs that assist undocumented clients. SVdP does have legal services that can link them.

**B. Homeless Leadership of Alliance of Pinellas**

1. Monika Alesnik, CEO, gave a brief overview of HLA. HLA is the partner organization for the Continuum of Care, and has strong internal capacity. HLA has 25 staff members to ensure fiscal responsibility and a frontline team that actively work with family to ensure homelessness is brief. This proposal comes from the fact that HLA is already working with some families at Capri in case they were already eligible for other services. HLA has partnered with the Hispanic Outreach Center to ensure bilingual capacity with a variety of dialects. Housing navigators follow national standards that include crisis resolution, client choice, minimal assistance necessary, maximizing community resources, and giving the right resources at right time. HLA would show an exit plan to PCF for this program. The proposal has a small amount of funds for staffing support, and the rest would go directly to clients.

**Please describe more about landlord liaison's work.**

David Adkins works with realtor associations and apartment associations to share stories of families in Pinellas County. He builds in-person relationships with both small, independent landlords, brokers, and larger apartment communities and works to show landlords that families being helped are their neighbors. Landlords now contact HLA to see if more vouchers are available.

**Is moving residents to another mobile home park a possibility?**

David is hesitant at times to build relationships with mobile home parks because of closures. Residents will most likely not want to go to another mobile home park because many came from another park that previously closed.

**Are there other resources to aid in this work?**

Other funding could potentially use other funding, such as those being used for prevention and diversion services. There are residents at Capri that don't want to leave and are angry, but HLA has group of rapid resolution specialists that know how to deal with difficult situations.

**HLA mentioned that it would abide by the principle of offering “minimum assistance.” What does that mean?**

Minimum assistance means hands-on care that is just enough necessary to resolve crisis.

**Lots of residents are angry. Resource Fair was held at the park, and the residents didn’t feel it was helpful. Others were angry and management wasn’t pleased. Seems like trust is being built. Can you expand on that?**

The property manager is not pleased that HLA is on the property, although said manager was previously was upset that HLA wasn’t on the property enough. Residents are warming up to HLA. The greatest hurdle is interpretation, and the Hispanic Outreach Center is very excited to work with HLA to offer their services.

**What is the referral process?**

HLA is going to door-to-door with residents. Cell phone calls won’t work at first, as residents won’t answer. Once connections are made, text messaging works really well.

**What percentage of remaining residents could resolve to permanent housing without entering rehousing?**

The goal is 100%. HLA does not want anyone entering and will work to keep everyone in homelessness prevention.

**Could involve Pinellas County Schools more?**

As of last Friday, 147 families are on a shelter waitlist, so that means they are literally homeless (in rare cases, maybe in shared housing) and on the street, so the HEAT Program of PCS team is overwhelmed. HLA would want to avoid sheltering for these families. The first step, if needed, would be Family Works with Directions for Living, which has intensive case management.

**Has there been any scam attempts?**

HLA has not seen such activity as of yet.

**If another organization was capable of providing , would a collaboration be difficult?**

Because of role of HLA in CoC, HLA always want to work with other collaboration. Challenges can arise during planning and implementation of collaborations, but HLA will do what is necessary to work with other organizations.

### **III. Committee Meeting Discussion**

Chuck noted that HLA is already at the Mobile Home Park, and their proposed budget is also dedicated more funding to direct client assistance. Though an admin fee is not a bad thing and funding is needed for the operations of programming, in this case more client assistance may be critical.

Kim noted that SVdP scored higher for her, but during presentations, she had a better idea of the actual work and staff that would be dedicated to the program with HLA. Further, not being able to tap into rapid rehousing funds until someone is literally homeless could cause a problem with these residents.

The committee leaned towards selecting HLA. There were questions asked about whether a collaboration would be ideal. Duggan Cooley indicated that one lead agency would be preferable for contracting purposes,

but that collaboration could be encouraged and coordinated.

- IV. Provider Selection – Maria Pepe moved, and it was seconded, to select HLA as the lead agency for this project and be awarded \$250,000, motion carried unanimously.
- V. Adjourn – The meeting adjourned at 11:40 AM.

## Committee Scoring Summary

Ranking	Organization Name	Average Score	Committee Comments
1	<b>Homeless Leadership Alliance of Pinellas</b>	88%	<p>The plan proposed by the Homeless Leadership Alliance is clear, seems attainable and supported by a strong history of case management and data through HIMS. The HLA has identified partnerships to assist with language barriers and they state to be already assisting “boots on the ground” the residents of Capri MHP, which speaks to their commitment to build trust.</p> <hr style="width: 10%; margin: 10px auto;"/> <p>HLA is a proven entity in this space. They have solid leadership and a highly effective staff. They have established relationships with organizations throughout Pinellas County that may be able to engage where their expertise aligns with needs. They propose to use the vast majority of funding on client assistance. They've already engaged with Capri residents through their CDBG-CV contract with the City of Clearwater and this may give them a head start in an extremely time-sensitive project.</p>
2	<b>Society of St. Vincent de Paul South Pinellas</b>	82%	<p>St. Vincent De Paul is a trusted community partner that has demonstrated dedication and consistency when working with our houseless community. St. Vincent De Paul seems to be equipped with knowledge, bilingual staff and logistics to accommodate the task of case management for Capri MHP residents. I would like more clarity on their plan and timeline.</p> <hr style="width: 10%; margin: 10px auto;"/> <p>SVDP Cares has significant experience with the services needed at Capri. They proposed to use 74% of the funds on direct client assistance. 26% towards admin is high. They are highly capable of providing RRH services. They identified partnerships that will be instrumental. They will need to mobilize quickly. Their timeline seemed challenging. I believe they have the experience and expertise to succeed in this effort but scaling up and beginning mobilization with such little time is concerning. I believe SVDP Cares can play a critical role and are more capable of succeeding than most qualified organizations. I believe they bring different strengths to this effort than HLA; but combined, the two organizations may be stronger than either serving alone. HLA's experience specifically at Capri is valuable and can be an asset to both organizations working as a team. I look forward to the review committee's discussion.</p> <hr style="width: 10%; margin: 10px auto;"/> <p>Questions about planning and timeline - plans to meet client needs on or by March 14th?</p>