

BRIDGES ALLIANCE

Affordable Housing with a Circle of Support

ALLIANCE Tenant Targets

- 30%-40% AMI (\$30,000-\$40,000)
 - Health Aide
 - Childcare Worker
 - Custodian
- 40%-50% AMI (\$40,000-\$50,000)
 - Firefighter
- 50%-60% (\$50,000-\$60,000)
 - Government Worker



The Opportunity

1

THE COMMUNITY PROBLEM

- 6700 unit undersupply of workforce housing
- Productivity loss of people concerned about losing their homes
- Community resources lost on social services, education and public safety
- Community stature diminished



2

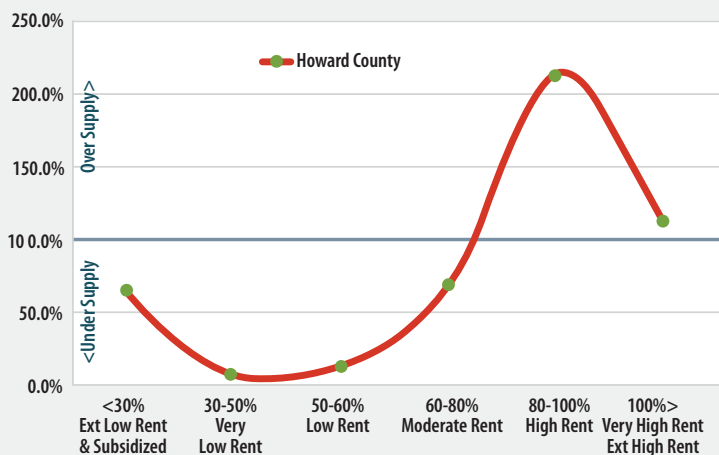
THE ALLIANCE SOLUTION

- Create housing
- Facilitate household financial stability
- Manage a safety net of support
- Engage community "Champions"
- Educate and Advocate



Workforce Housing Gap

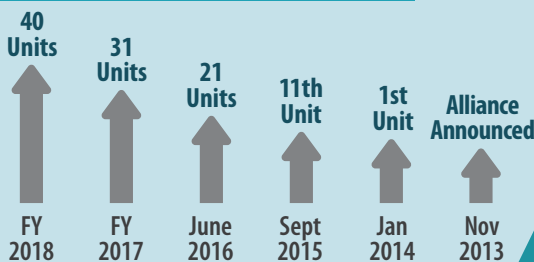
Units/Qualified Renter Households



Bridges' Unique Advantage

- Property management since 1992
- Commitment to homelessness "prevention" since 2005
- Integral to County's *Plan to End Homelessness* and *Coordinated System of Homeless Services*
- Successful Track record
 - Case management
 - Finding housing options
 - Client stability

Key Milestones



ALLIANCE Development Strategy

HOUSING PROCUREMENT

- HC Housing Commission units
- Converting Bridges transitional units to permanent housing
- Congregation housing
- Market rentals
- Tax Write Off Housing Donations

CIRCLES OF SUPPORT

- Recruit volunteers
- Engage tenant
 - support resources and services



FUNDING

- Tenant rents
- Multi-year Investors
 - Businesses
 - Congregations
 - Individuals
- Bridge the Gap subsidies
- Grants



ADVOCACY AND EDUCATION

- Compile relevant, persuasive data
- Business community: raise awareness
- Administration and County Council
 - Share need and success data
 - Support legislation w/potential to increase work force housing
- Utilize all media forms to inform and engage community residents

Partners



SUSTAINING PARTNERS

Harkins Builders, Inc.
Howard Hughes Corporation
Humphrey Management
Residential One
Ted Giovanis
Williamsburg Homes

CONTRIBUTING PARTNERS

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DEVELOPMENTAL PARTNERS

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