

SANKOFA

EDUCATIONAL LEADERSHIP UNITED



Upward, Forward, Outward Together!

SANKOFA
EDUCATIONAL
LEADERSHIP
UNITED

OUR FOUNDER

- ▶ Sankofa Educational Leadership United (SELU) was founded in 2012, and incorporated and became a 501(c)3 in 2018
- ▶ Jalateefa Joe-Meyers, a native of the Madison community and a graduate of both Edgewood college and UW Madison's Social Work program is a. Advanced practice Generalist Social worker **who's expertise is in** enhancing the well-being of client systems of all sizes from individuals and families to organizations, and communities in a variety of settings and across a multitude of private and public sectors .
- ▶ Jalateefa's graduate work was concentrated in policy development , mental health , child welfare and schools
- ▶ Currently Sits as the only community elected African American owned and operated agency on the HomelessServices Consortium Board

WHO WE ARE

- ▶ Sankofa Educational Leadership United (SELU) centers marginalized communities of Wisconsin in our work.
- ▶ We also are entrenched in a tri- county area of Wisconsin serving Dane County , Jefferson County and Dodge County.
- ▶ We focus on three pillars of service; Education, Criminal Justice , and Health .

PILLAR OF SERVICE EDUCATION

- ▶ Our Education pillar is a hub for Comprehensive Cultural Relevant Practices , diversity solutions and Equitable services .
- ▶ Within our framework we work on eliminating the barriers between learning for community members birth through senior citizens.
- ▶ Teach tools to community members to help them navigate a 21st century world that will help them gain access to and analyze in their own lives quality of life indicators such as :
 - ▶ Income and Jobs.
 - ▶ Housing Conditions.
 - ▶ Health.
 - ▶ Education.
 - ▶ Environmental Quality.
 - ▶ Personal Security.
 - ▶ Civic Engagement.
- ▶ We provide workshops and seminars to educators ,parent's , multidisciplinary teams and community members .

PILLAR OF SERVICE CRIMINAL JUSTICE

- ▶ Criminal Justice Framework we analyze and address gaps that exist between community services and access to culturally relevant services that are offered and how they support a multicultural community thrive
- ▶ We actively work towards criminal justice reform and helping both adults and children navigate the criminal justice system.
- ▶ We actively work towards housing and economic justice to assure that people who have experienced the criminal justice system are able to access affordable housing and income despite their criminal background

PILLAR OF SERVICE HEALTH

- Provide opportunities to support families in their ability to access quality healthcare
- Provide education on how to navigate the healthcare system to meet their needs.
- Provide programs that deter and alleviate the social determinate of health
- Acknowledge that race and housing are key social determinate of health
- Provide access to emergency shelter in response to the pandemic , but also the despairity of African American women and children being the largest population in Madison and throughout wisconsin to suffer from homelessness which statistically reduces the lifespan on average 30 years or more .
- We provide access to shelter and permanent housing solutions that promote quality of life and long-term positive health outcomes for our most marginalized community members . Within this framework we directly address housing and socio-economic justice . We believe and significant bodies of research support Housing Security and access to a fair and competitive wage, Economic Justice as key social determinants of health outcomes.

OUR PROGRAMS

- Culturally Responsive Psychoeducation and Advocacy groups that support children, families ,parents and adults
- A range of professional development offered to the community and organizations and clients that range from parenting skills development , community capacity building abs engagement mentoring , to supporting institutions organizational compliance of discrimination and sexual misconduct investigations
- Housing programs like our Supporting Healthy Families Emergency Shelter and our Rapid Rehousing program where we collaborate with coordinated entry , the continuum of care program and the Homeless Services Consortium to bridge efforts to reach our most marginalized community members
- Our efforts to provide housing security and stability with health and well-being in ways that reach beyond meeting the basic needs of sheltering and engages a foundational understanding of systemic tools to reduce homelessness and increase health and well-being for the most vulnerable in our community

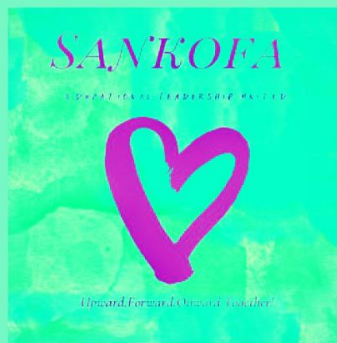
- We are a non-profit organization
- We enter into the housing development arena with the CORE value of maximizing resources for vulnerable citizens
- Our goal is to center the idea that housing is a human right and we owe it to our vulnerable community members to put them first .
- The City of Madison must also show your values through your collective decisions to create accessible permanent affordable housing for our most disenfranchised community members by putting them first . A shelter , a tent in a parking lot is NOT a home .

Our Values

SUPPORTING HEALTHY FAMILIES INITIATIVE


#Housingisahumanright!

Permanent Supportive Housing The Gift of Keys



DEFINITION OF PERMANENT SUPPORTIVE HOUSING

A cost-effective combination of permanent, affordable housing with services that helps people live more stable, productive lives.





- ▶ **Are chronically homeless**
- ▶ **Cycle through institutional and emergency systems and are at risk of long-term homelessness**
- ▶ **Are being discharged from institutions and systems of care**
- ▶ **Without housing, cannot access and make effective use of treatment and supportive services**

**SUPPORTIVE HOUSING
IS FOR PEOPLE WHO:**





- 1) **Affordability** People who struggle to afford a place to live are often forced to make difficult decisions about providing food, health care, or housing.
- 2) **Stability** Evictions, gentrification, and rising rents can lead to frequent moves or even homelessness.
- 3) **Accessibility** These homes will be accessible to people with disabilities and in an area where the tenants have reasonable access to essentials like transportation, jobs, grocery stores, and doctors' offices.
- 4) **Health Outcomes** Housing instability has profound impacts on health and can reduce your life span by more than a quarter of a century
- 5) **Best Practice Supportive Services** provided needed to help people who are homeless and/or have serious and long-term disabilities that create barriers to long term housing stability

THE GIFT OF KEYS ADDRESSES 5 CORE BARRIERS TO HOUSING

HOUSING

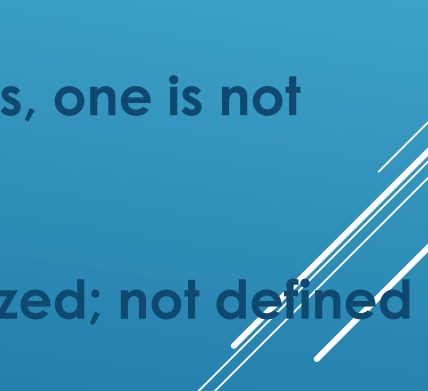
- **Permanent:** Not time-limited, not transitional;
- **Affordable:** For people coming out of homelessness; and
- **Independent:** Tenant holds lease with normal rights and responsibilities.

SERVICES

- ▶ **Flexible:** Designed to be responsive to the tenant's needs;
- ▶ **Voluntary:** Participation is not a condition of tenancy; and
- ▶ **Independent:** Focus of services is on maintaining housing stability.

HOUSING & SERVICES

PRINCIPLES OF BEST PRACTICE

- **Rent must be affordable to the tenant**
 - **Tenants have choice and control over where they live**
 - **Housing is permanent and defined by tenant/landlord law**
 - **Housing and services roles are distinct; that is, one is not required for the other**
 - **Services are must be flexible and individualized; not defined by the program**
- 

SERVICES MAKE THE DIFFERENCE

- ▶ **Flexible, voluntary**
 - ▶ **Counseling**
 - ▶ **Health and mental health services**
 - ▶ **Alcohol and substance use services**
 - ▶ **Independent living skills**
 - ▶ **Money management / representative payee**
 - ▶ **Community-building activities**
 - ▶ **Vocational counseling and job placement**
- 

Consistent Findings

Housing + Services Make a Difference

- ▶ More than 80% of supportive housing tenants are able to maintain housing for at least 12 months
 - ▶ Most supportive housing tenants engage in services, even when participation is not a condition of tenancy
 - ▶ Use of the most costly (and restrictive) services in homeless, health care, and criminal justice systems declines
 - ▶ Providing services in housing is more effective than services alone
 - ▶ “Housing First” models with adequate support services can be effective for people who don’t meet conventional criteria for “housing readiness”
- 
- A decorative graphic consisting of several parallel white lines of varying lengths and orientations, located in the bottom right corner of the slide.

- ▶ **Private space for service delivery which may include office space for service provider**
- ▶ **In larger buildings, community space for activities**
- ▶ **Durable materials and furnishings**
- ▶ **Security and/or front desk personnel**
- ▶ **From the outside, looks like any other apartment building in the community**

3. PHYSICAL SPACE/DESIGN

**SAFETY AND THE SECURITY OF YOUR PERSONAL
PROPERTY, PLEASE TAKE THE TIME TO READ THE FOLLOWING:**

DOOR LOCKS & SECURITY BAR

Always double lock your room door from the inside.
As an additional precaution, please secure the safety lock.

SECURITY
Always guard your keycard. Do not give your keycards to others.
Do not leave it in the door or in the room.

ADMITTANCE

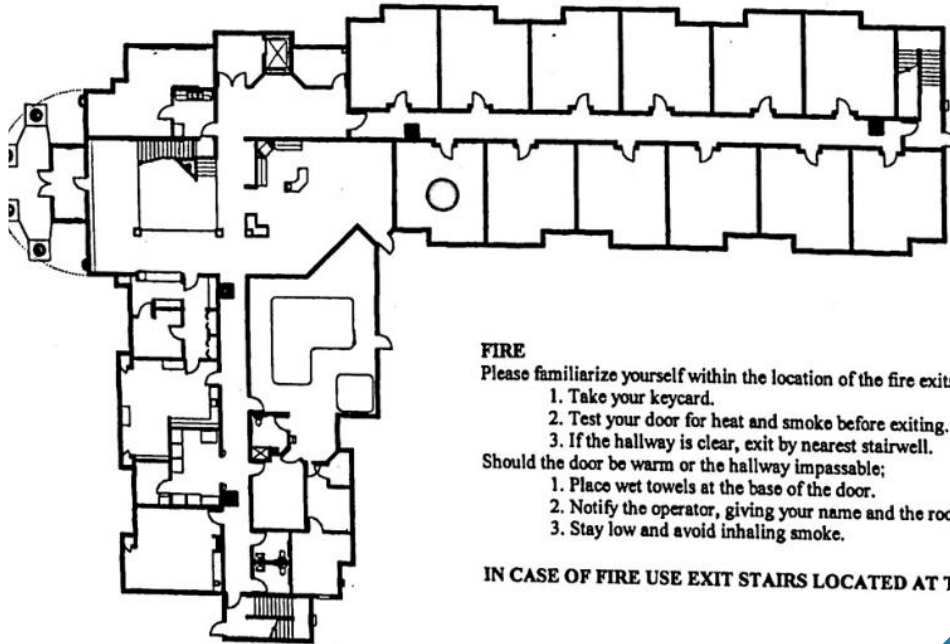
Do not admit persons to your room without first making identification.

PERSONAL PROPERTY

Do not leave money or valuables in your room. If you need additional assistance for your valuables, call the front desk for assistance.



**GRAND
RESIDENTIAL**



FIRE

Please familiarize yourself within the location of the fire exits as it

1. Take your keycard.
2. Test your door for heat and smoke before exiting.
3. If the hallway is clear, exit by nearest stairwell.

Should the door be warm or the hallway impassable;

1. Place wet towels at the base of the door.
2. Notify the operator, giving your name and the room number.
3. Stay low and avoid inhaling smoke.

IN CASE OF FIRE USE EXIT STAIRS LOCATED AT THE

BUILDING DESIGN

- ▶ 3 floors
- ▶ 53 apts
- ▶ 10--studios
- ▶ 20- 1 bedroom apts
- ▶ 23- 2 bedrooms apt

Meeting Room name	L x W x H	(seats)	Diagram	Diagram

Banquet 5/6'	Crescent	Classroom	Hollow Square	U-Shape
Diagram	Diagram	Diagram	Diagram	Diagram
--/--	--	24	16	12

Boardroom	Convention 8/10'	Theater	Reception	Regist. Desk
Diagram	Diagram	Diagram	Diagram	Diagram
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AMENITIES

- ❑ Spacious with plenty of space for activities
- ❑ Banquet rooms, classrooms , meeting rooms ,board rooms dinning area
- ❑ Pool



- ▶ We have a targeted population
- ▶ There is no third party decision maker.
- ▶ We get to serve our clients in the manner in which we know they need to be served
- ▶ Our goal will be to screen in applicants with barriers versus screen out applicants
- ▶ Our model is very low barriers access following our housing first model

HOW IS THE GIFT OF KEYS
DIFFERENT THAN OTHER PHS
PROGRAMS ?



Operations Overview

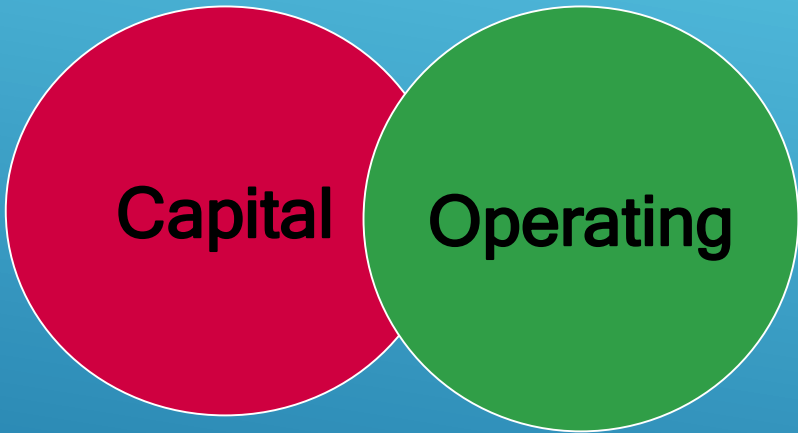
- Single Site-All of the supportive housing will be located in one building.
- This project will convert short-term rentals into affordable long-term rentals in the Madison area Community that has traditionally been reserved for tourists.
- This conversion of space addresses both the city's apartment vacancy rate of 4.3%, and increases additional doors for permanent housing , and affordable housing .



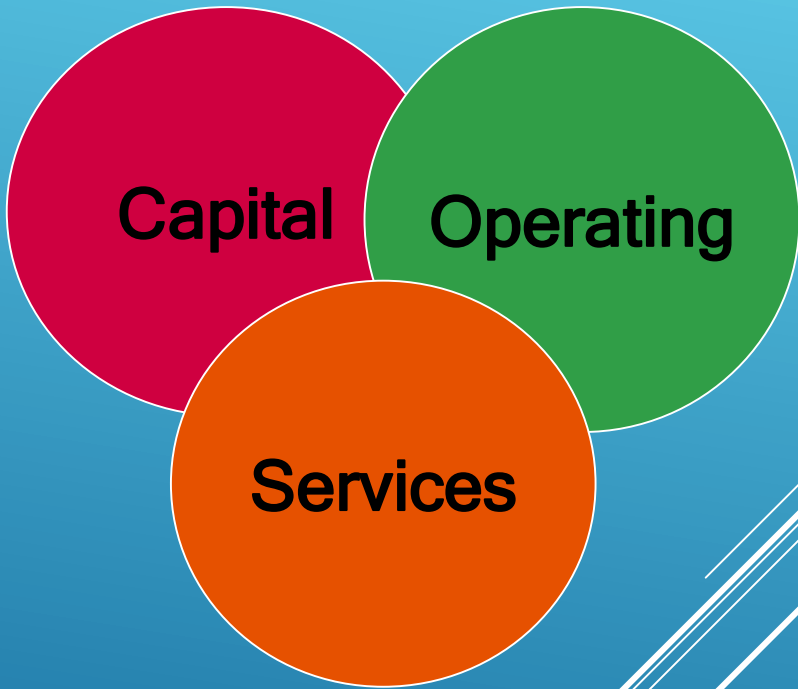
100% of the Units will be used for PSH



WHAT WE ARE NOT GOING TO DO !



Affordable



**Permanent
Supportive
Housing**

BUDGETARY DIFFERENCES

- ▶ **Capital**
 - ▶ Construction, Legal and other development costs
 - ▶ One time grant and loan funds such as this funding from the city
- ▶ **Operating and Supportive Services**
- ▶ **DHS 35 certified**
 - ▶ Medicaid billing for case management services
 - ▶ A plethora of grant opportunities both local city , county , state and federal resources to support rental subsidies and service delivery which will decrease overhead expenses to make the housing more affordable and easy to access and a portion of overhead expenses
 - ▶ Rents

4. OPERATIONS

- ▶ **Budget**

- ▶ Operating or rental subsidies needed in PSH
- ▶ Reserves often higher in PSH

- ▶ **Property Management & Service Coordination**

- ▶ Connection between property manager and service provider is critical
- ▶ Property management and services provider work closely together to keep tenants housed, prevent eviction, and help tenants meet lease obligations

- ▶ 1:11
- ▶ Outreach :Family must meet HUDs definition of homeless and income must be at or below 30% of the County Median Income. Clients must have a disability.
- ▶ Clients will be referred through coordinated entry

STAFF AND OUTREACH

POPULATION

- ▶ Families with children
- ▶ Priority given to families with children under the age of two
- ▶ Single women

- ▶ Why this population ? 75 percent of the homeless population in Dane county is black women and children .
- ▶ A significant amount of those women are pregnant or have children under the age of 2 years old
- ▶ We know that in both 2019 and 2020 the rate of black women seeking assessments and treatment continue to rise
- ▶ The disparities among African American Countries infant mortality rates in wisconsin are 3x's the rate of their white counterparts

IMPORTANT REASONS TO PROTECT CITIZENS

- According to CCAP and local research articles
 - Two plaintiffs, are the largest mass evictees in Madison
- **Madison Property Management Inc (1,444)** and
- **Wisconsin Management Company (1,389)** account for 7% of all cases, making them the two largest evictors in Dane County.□
- **Subsidized housing providers are among the top eviction plaintiffs in Dane County.**
- **The Community Development Authority of the City of Madison is the 8th most common eviction plaintiff.**
- **Porchlight and other nonprofit housing providers, including Wisconsin Management Company, which manages Dane County's public housing as well as both subsidized and private rental housing, also account for a proportionally large number of evictions cases in Dane County.□**

THE GIFT OF KEYS PSH: DEVELOPMENT TEAM

- ▶ **Owner: Jalateefa Joe-Meyers CEO Sankofa ELU .**
- ▶ **Developer: Mien Asghar , 30 years Experience with housing development and real estate**
- ▶ **Architect :Doug Phal, AIA**
- ▶ **Legal : Joseph Joshua J. Kindkeppel Attorney At Law**
- ▶ **Property Manager: SELU will oversee day to day operations of PSH program**
- ▶ **Service Provider: To provide wrap around comprehensive services SELU therapists and case managers will provide services and will subcontract with Supporting Healthy Families agency network**
- ▶ **SELU – homeless lived experience board**

The Evidence Says...

- ▶ Health is more than health care. Access to safe, affordable, and sustainable housing is linked to better health outcomes for all Madisonian's
- ▶ The needs are profound: Past and present policies and practices have ensured that not all Madisonian's especially people of color and those with disabilities don't have the same access as others.

- ▶ We Have EVERYTHING we need!
- ▶ Change is possible, and we know where to start.
- ▶ Better decisions today can have a lasting impact on reconstructing our community to be safe and equitable for all its citizens
- ▶ Be brave ! Say NO to the status quo!
- ▶ Now is the time to take steps to create a system where all of the cities citizens are seeking included in the plans for tomorrow!
- ▶ Include our people of color.
- ▶ Include low-income people ,
- ▶ Families with children
- ▶ People with disabilities!

THINGS TO TAKE AWAY AND
THINK ABOUT

SUPPORTING HEALTHY FAMILIES INITIATIVE

#Housingisahumanright!

Permanent Supportive Housing
The Gift of Keys



At any given
moment, you
have the power
to say:
This is NOT
how the story
is going to
end.

**STAND WITH ME, AND GIVE
THE GIFT OF KEYS !**



WHAT QUESTIONS MIGHT
YOU HAVE?