



Erasmus+



## Ways out of homelessness

### Single Room Occupancy House

<b>Name of the project</b>	<b>Single Room Occupancy (SRO) House</b>
<b>Aims and Objectives</b>	To provide long term, cheap accommodation for clients with income of their own. The employees of the institute mainly provide technical background to housing, but if necessary a social worker gives help, too.
<b>Description</b>	<p>BMSZKI has been running the SRO House since 1st of January 2010, earlier it belonged to the Local Government. The building is a complex consisting of 8 staircases and 4 floors.</p> <p>Earlier the institute solved the housing problems of people, especially couples, who had no home of their own. Homeless people had the opportunity to move into the institute, but since 2010 the system of filling the vacant places has been more transparent.</p> <p>On 15th of December 2010 a hostel for homeless people was opened in the 4th and the 5th staircases. Turning two staircases into hostel had financial and professional reasons. 109 homeless people can use this hostel.</p> <p>So BMSZKI runs in this object two types of institutes. One is the SRO House with 6 staircases, the other is Kőrakás Park Hostel, which has been operating since 15th December 2010, after a long process of getting permission for operating. Hostels are for people who have some kind of income and are self-supplying, but for some reason have lost their residence.</p> <p>In Kőrakás Park the SRO House provides long term solution for housing problems to 408 lodgers.</p> <p>One can get a place by submitting a public application, applications are open continuously as rooms become vacant. The deputy director of BMSZKI does the listing of the applications based on different professional aspects. SRO House is an important possibility for clients to leave the hostels. There are two types of accommodation: single and twin-bedded rooms, on each corridor there is a common sanitary section, but there is a washbasin in each room. To each corridor belongs 6 double rooms and 2 single rooms. We sign a contract of lease with our residents for a period of one year. The condition to make a contract is that the future resident pays a deposit equal with a monthly fee. When the contract expires, another one-year-long contract can be made as long as the contracting parties see no difficulty. The institute provides the following service to the lodgers: separated cleaning possibility for women and men, washing possibility in a laundry room with washing machine, well-equipped kitchens, small lounges. In the rooms there are built-in cupboards, washbasin, beds, table, chairs. The common areas are cleaned by the technical staff of BMSzKI Ltd, maintenance works are done by the professionals of BMSZKI Ltd.</p> <p><b>Room sizes:</b> single room: 8.8 m<sup>2</sup>; double room: 13.4 m<sup>2</sup></p>
<b>Core elements</b>	<p>Offering cheap, basic long-lasting accommodation to single people or couples/pairs without children. Social support is available but not obligatory.</p> <p>Fees in SRO:</p> <ul style="list-style-type: none"> <li>• Rent for a single room/month - €72</li> <li>• Rent for a double room/month - €114 (€91 if only one person lives there)</li> </ul>



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	<p>Fees in Hostel:</p> <ul style="list-style-type: none"> <li>• Fee for a double room/month - €35/person</li> </ul>
<b>Funding</b>	<p>The SRO House's only source of income are the fees paid by tenants.</p> <p>The Hostel receives a state normative support (€127/person/month) in addition to the fees paid by tenants.</p>
<b>Impact/ results</b>	<p>Number of people who moved in (number of those with support for from BMSZKI supported housing scheme):</p> <p>2010.- 44 people (30)</p> <p>2011.-24 people (24)</p> <p>2012.-30 people (33)</p> <p>2013.-29 people (39)</p> <p>2014.-17 people (17)</p>
<b>Participants</b>	<p>Tenants who can pay the monthly rent. Priority groups:</p> <ol style="list-style-type: none"> <li>1. Those who already live in the building (and have no arrears).</li> <li>2. Those who have a background of institutionalized foster care or who have slept in a homeless service for 6 continuous months within the last 2 years. Even more so if             <ul style="list-style-type: none"> <li>• They can pay 12 months of rent in advance</li> <li>• Receive housing support</li> <li>• Have money saved</li> <li>• Want to move together with a minor or a partner</li> </ul> </li> <li>3. Those whose income per capita does not exceed a certain amount (€380/month)</li> </ol>
<b>Staff</b>	<p>1 service leader</p> <p>1 social worker</p> <p>1 social assistant</p> <p>1 cashier + 1 caretaker + 3 employees as security staff</p>
<b>Innovative aspects</b>	<p>This is the only SRO Building in the country. There is such a long waiting list that surely other similar housing units are needed (people have to wait 1.5-2 years to move in).</p>
<b>Sustainability</b>	<p>The fee residents pay wouldn't cover the overheads. To maintain the institute the state normative support paid after the clients of the hostel is needed.</p>
<b>Lessons learned</b>	<p>The application process needs to be changed – the waiting period is too long.</p>
<b>Obstacles</b>	<p>It is difficult to look after old people with chronic illness, suffering from dementia, or with psychiatric problems under independent housing conditions.</p> <p>Our homeless clients' problem is that it can take 1.5-2 years from submitting the application until moving into the vacant room.</p> <p>To rent is so low that the fees paid do not cover the overheads.</p>
<b>Evaluation</b>	<p>It is a highly needed service to low income people, and offers long term, sustainable housing. Social support is offered, but not obligatory. More similar housing units are needed.</p>