

Housing Strategies and Toolbox

Coburn Place Safe Haven, Indianapolis, Indiana

www.coburnplace.org

A project facilitated by Prosperity Indiana www.prosperityindiana.org

Funded through the Coalition for Homelessness Intervention and Prevention as a Targeted Initiative Fund project www.chipindy.org

Coburn Place Safe Haven

- Opened its doors in December 1996 providing transitional housing and support services to victims of domestic violence and their children.
- Provides transitional housing on-site with 35 units: 15 one-bedroom, 15 two-bedroom, and 5 three-bedroom private apartments.
- In 2016 was funded to add 5 community-located ESG funded Rapid Rehousing units and 5 community-located HUD funded Rapid Rehousing units.
- In 2017, an additional HUD Rapid Rehousing project has been funded.
- Robust Outreach and Support Services designed to promote overall well-being, self-sufficiency, safety, and housing stability.

Coburn Place Safe Haven

- 2016 Impact
 - Housed 67 adults and 99 children in onsite Transitional Housing
 - Housed 15 adults and 39 children in community-located Rapid Rehousing
 - Responded to 389 crisis calls
 - Served 163 adults and 107 children on the Coburn Place TH Waitlist
 - 98% of individuals participating or completing the TH program moved to permanent housing compared to 48% moving to permanent housing out of TH who did not participate or complete the TH program
 - FMI: <http://coburnplace.org/get-to-know-us/your-annual-report/>

Background to the Housing Toolbox

- Historically, Coburn Place has two to three times of families on its TH waitlist than the 35 apartments to serve them. By 2014 the organization had begun exploring additional housing models to expand its capacity to meet an ever growing demand for its housing services.
- A decision in 2015 to pursue expanding capacity through rapid rehousing funds positioned Coburn Place to add ESG Rapid Rehousing in early 2016 and HUD CoC Rapid Rehousing later in 2016.
- At the same time Coburn was integrating RRH, a shift in HUD's focus to permanent supportive housing and RRH and away from transitional housing impacted the loss of HUD CoC funds that supported its TH program even though it served a priority population of DV survivors.

Background to the Toolbox

- Coburn Place worked with the local Housing Trust Fund, the City of Indianapolis, and CHIP to receive ‘bridge’ funding to sustain its TH program in 2016. Coburn Place continues its commitment to Transitional Housing and will keep it available.
- Recognizing the demand for service wasn’t decreasing and that more ‘bricks and mortar’ was not something Coburn Place felt it could sustain operationally, we wanted to explore housing strategies that Coburn Place could implement, aligned with our mission, were sustainable AND offered more robust housing options for survivors of domestic violence in Indianapolis which included continuing to offer transitional housing.
- Coalition for Homelessness Intervention and Prevention (CHIP) funded a project by Prosperity Indiana to identify housing strategies and develop a housing toolbox

Housing Toolbox Timeline

- October 2016 –
 - Key Stakeholder Interviews with Indianapolis Department of Metropolitan Development, National Network to End Domestic Violence, a Founding and Current Board member, a local Housing Developer, Blueprint Council and PATA member
 - Housing Exploration Retreat with Coburn Place staff, board, and invested partners
- September thru November 2016 –
 - Housing models and types research
- December 2016 –
 - Development of Recommended Strategies
 - Preliminary Report

Housing Toolbox Timeline

- January 2017 –
 - Discuss and Refine Strategies with key Coburn Place staff
 - Present Housing Toolbox to Coburn Place Board and Leadership
- February/March 2017
 - Finalize Toolbox
 - Coburn Place presented Toolbox Strategies to Regional OVW funded TH partners in St. Louis
 - Asked to make available the Toolbox (when released) on the national Domestic Violence Consortium website
- April 2017–
 - Release Toolbox publicly through the Indianapolis CoC

Housing Toolbox

- Executive Summary
- Funding landscape
- Coburn Place history
- Domestic violence in Indianapolis
- Housing Strategies
- Toolbox

Housing Toolbox

- Glossary
- Interview Report
- Retreat Notes

Coburn Place's Prioritized Housing Strategies

- *Domestic Violence Housing First program*
 - Housing First is model that asserts all people experiencing homeless are believed to be housing ready and are provided with permanent housing immediately and with few to no preconditions, behavioral contingencies, or barriers.
 - Since 2009 several organizations in Washington state have been working toward using a housing first approach with survivors of domestic violence.
 - A partner program in Washington DC implements a DV Housing First program which Coburn Place is working closely with to glean from

Coburn Place's Prioritized Housing Strategies

- *Establish a Tenant-Based Rental Assistance (TBRA) program to assist survivors in securing off-site housing appropriate to their security needs and offer supportive services.*
 - Tenant-Based Rental Assistance programs can be funded using HOME program funds.
 - The incomes of households receiving HUD assistance must not exceed 80 percent of the area median.

Coburn Place's Prioritized Housing Strategies

- *Pursue 'enhanced' transitional housing funding through the Indiana Criminal Justice Institute, the state organization responsible for administering VOCA grant programs of the federal Office of Victims of Crime.*
 - The Crime Victims Fund was established by the Victims of Crime Act of 1984 (VOCA) to provide funding for victim services throughout the country.
 - The VOCA Victim Assistance guidelines issued on August 8, 2016, expanded allowable expenses to include expenses associated with transitional housing, including travel, rental assistance, security deposits, utilities, and other incidental costs of relocation. The guidelines also allow expenses for voluntary support services such as childcare and counseling.

Coburn Place's Prioritized Housing Strategies

- *Engage Indianapolis DMD to explore allocating more CDBG resources for transitional housing as other funding has shifted.*
- *Explore partnerships with private developers to rehab scattered site facilities with Federal Home Loan Bank Indianapolis program funds or HOME funds to assist more survivors.*
- *Work with the Indianapolis Housing Agency to establish a policy preference for survivors of domestic violence.*

Coburn Place Rejected Strategy

- *Retooling to Permanent Supportive Housing*
 - A combination of housing and services designed for people experiencing chronic homelessness, serious mental illnesses or other disabilities who need support to live stably in their communities. Affordable housing is provided on a non-time-limited basis with voluntary wrap-around support services that help the individual or family remain housed and live productive lives.
 - Coburn Place does not view domestic violence as a chronic issue that requires permanent support services attached to it. While CP does not view PSH aligning with its mission and philosophy, CP commits to connecting DV survivors who are eligible for PSH with a partner program. CP will offer outreach services to that survivor.

Next Steps

- Integrate desired strategies into organization strategic plan with timeline and progress measures
- Identify and secure funding source for DV Housing First model including evaluation component
- Exploring potential of partnering with Indianapolis DMD, ICJI, IHA, property developers, private funders, and FHLBI on particular strategies

Coburn Place Safe Haven

Julia Kathary, Executive Director

604 E. 38th Street

Indianapolis, IN 46205

julia@coburnplace.org

www.coburnplace.org