



# Hope Ave Supportive Homes Public Information Meeting

# Agenda

**Tuesday, September 22 | 6:00 - 7:30 PM**

1. **Team Introductions** (6:00 - 6:10 PM)
  - a. Marco Mariani - Executive Director, South Bend Heritage
  - b. Pam Meyer - Director of Neighborhood Development, City of South Bend
  - c. Troy Warner - 4th District Common Council
  - d. Caleb Bauer - Communications, Mayor's Office
  - e. John Horsley - Vice President of Adult Services
  - f. Jordan Gathers - Deputy Chief of Staff, Mayor's Office
2. **Hope Ave Homes Overview** (6:10 - 6:30 PM)
3. **Discussion** (6:30 - 7:30 PM)

# Background

Over five years ago, South Bend Heritage, the City of South Bend, local health systems, and homeless service providers began researching the development of Permanent Supportive Housing (PSH) as a critical method to break the cycle of homelessness.

After extensive research and public discussion, and in response to increasing homelessness over the last decade, SBH and other public and private housing providers have been utilizing PSH to rapidly house people experiencing homelessness.

This cycle of homelessness is **tragic**, creates an unfavorable community environment, and is **inefficient** and **expensive** to maintain.

By focusing on PSH/housing first and **providing direct social service support**, persons experiencing homelessness will have **housing stability** and a **suitable location** from which to begin strengthening their lives.



# Background

With the recommendations contained in the City's Homelessness Working Group Report (2017) and the objectives noted in the St. Joseph Housing Consortium Housing & Community Development Plan serving as a guide:



The community is continuing to take long-called for action to **expand housing options** for everyone, especially those with a disability.

The community is delivering on its housing plans as a shared public concern and critical way to improve a wide range of health outcomes.

The community is increasing the supply of **supportive apartment homes** that create **healthier** outcomes for individuals choosing to improve their lives.

The community is following **fair housing law** and ensuring that all people, regardless of income, race, ethnicity, or disability, have access to decent, safe, sanitary, and affordable housing **without discrimination**.

# Hope Ave Homes Partnership



South Bend  
Heritage

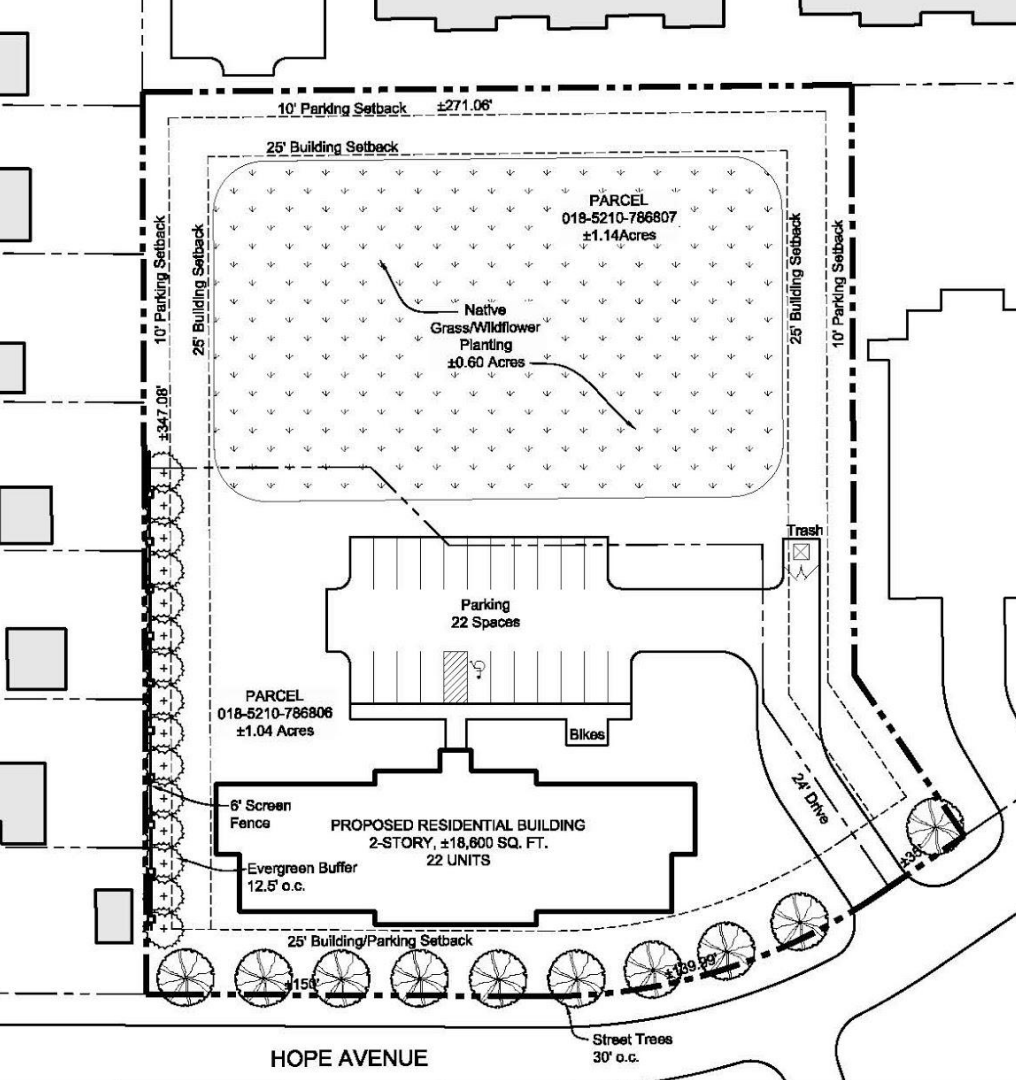


OAKLAWN



# Hope Ave Quick Facts

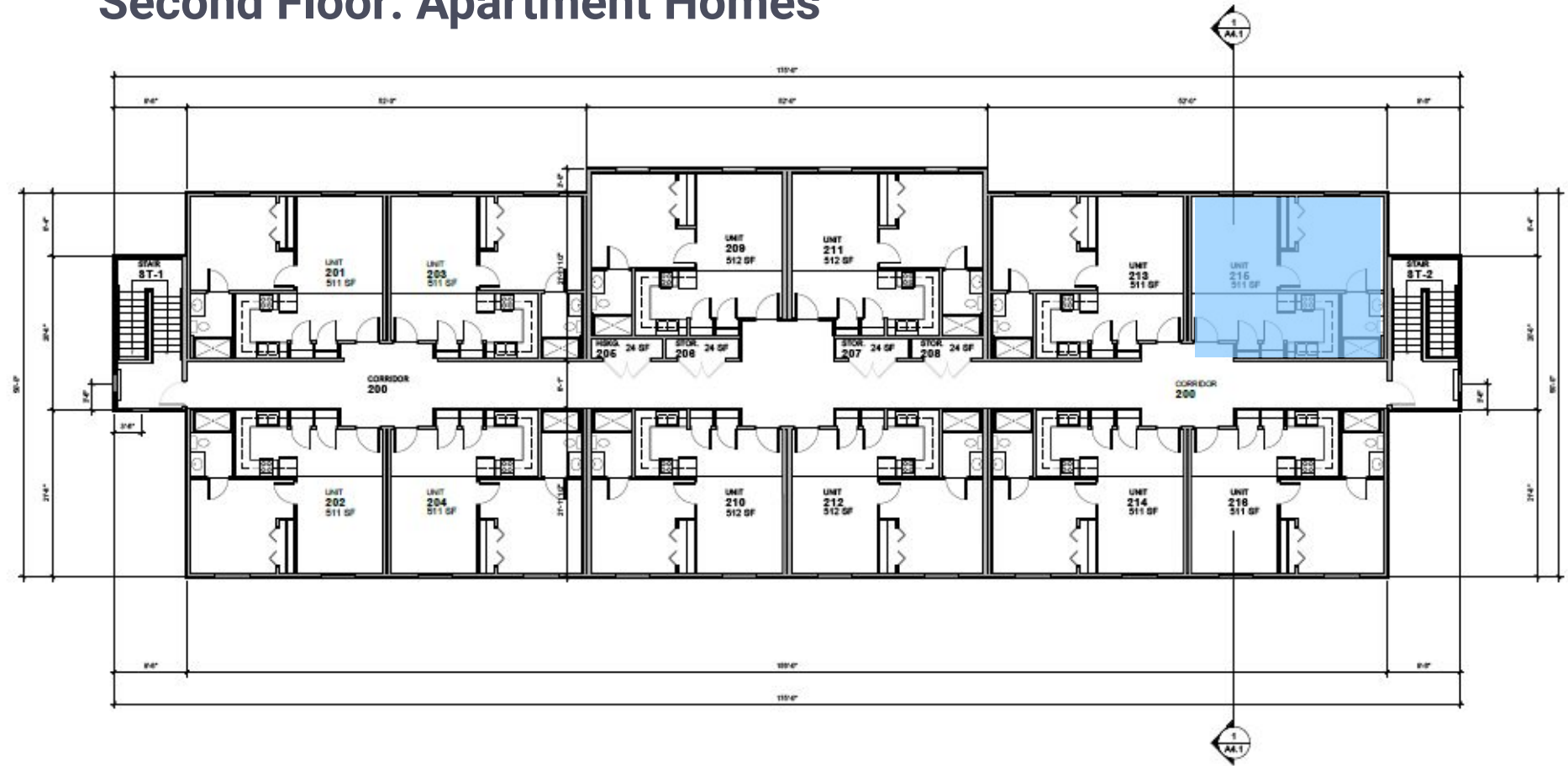
- 19,000 sq. ft. (2 floors)
- 22 apartment units
- Site is zoned for apartment development. No variances or special exemptions required by City Council.
- Office space for Property Management & Support staff
- Community Room
- Small parking lot & dumpster area
- Outdoor pavilion, landscaping, fencing
- Safety lighting
- Indoor & outdoor safety cameras
- Laundry room
- Short car ride to grocery store & shopping (*or 15-20 minute walk*), provided by Oaklawn
- Bus line located on Corby (*2 blocks away*) - free bus passes provided to residents by Oaklawn
- Site is clear of any environmental concerns



# First Floor: Community Room, Offices, Apartment Homes

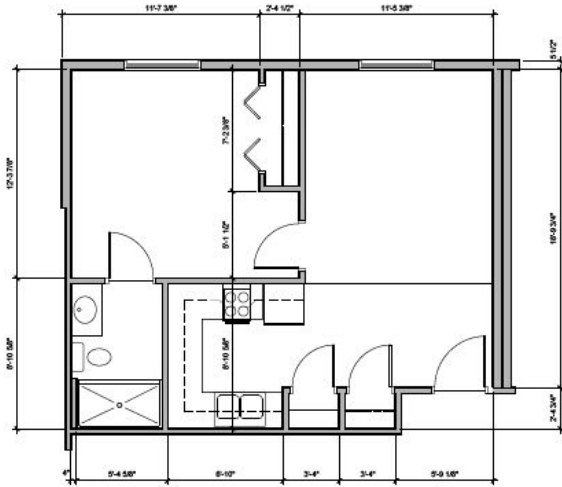


# Second Floor: Apartment Homes





# Apartment Homes

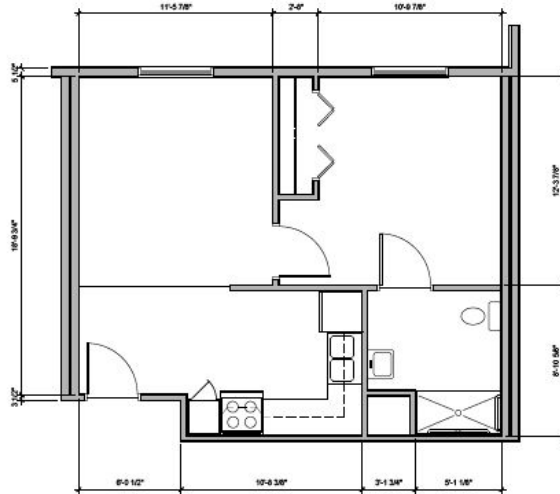


1 BR UNIT PLAN

SCALE 1/4" = 1'-0"

511 NET SF  
552 GROSS SF

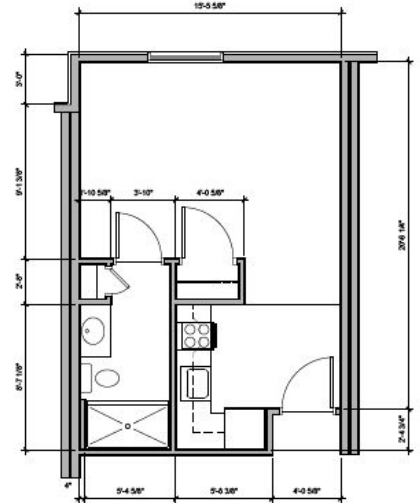
**1 Bedroom:  
511 SQ FT**



1 BR-HC UNIT PLAN

SCALE 1/4" = 1'-0"

510 NET SF  
555 GROSS SF



STUDIO PLAN

SCALE 1/4" = 1'-0"

340 NET SF  
370 GROSS SF

**Studio:  
340 SQ FT**

# Funding

## Housing Funding: \$3,910,827

- No local property tax dollars or TIF funds are being used
- HOME funding is passed thru the state, City, or SJC Housing Consortium by the federal government
- HOME funding is required to be used to support low- and very-low income individuals and families

(Source: HUD.gov)

**IHCDA Housing Trust Fund:**  
\$500,000

**IHCDA Development Fund:**  
\$500,00

**IHCDA HOME Grant:**  
\$1,200,000

**SJC Housing Consortium HOME:**  
\$1,710,827

# Timeline

## Fall/Winter 2020

- Finalize designs
- Finalize funding
- Final approval from IHCD
- Construction bidding opens

## Spring 2021

- Construction begins (*local subcontractors*)

## Spring 2022

- OPENING



# Hope Ave Homes Residents

- Individuals that were previously experiencing homelessness.
- Individuals that were chronically homeless.
- Residents selected from a prioritized list of people experiencing homelessness that are pursuing housing.

## Chronically Homeless

*As defined by HUD (excerpt)...*

A person sleeping in a place not meant for human habitation (i.e. living on the streets) or living in a homeless emergency shelter.

A homeless individual with a disability, residing for periods of time in a hospital, treatment center or similar.

Has had four (4) episodes of homelessness in the last three (3) years.



# Key Terms



## Permanent Supportive Housing - Housing First

- Innovative, evidence-based approach to engage & rapidly house chronically homeless, who may be unable to meet requirements of other types of shelters or temporary housing
- Provides intensive & flexible services to stabilize and support housing tenure
- Utilizes housing retention plans; eviction is a last resort

## Harm Reduction

- Supportive programming approach to maintain housing
- Used to address substance use disorders, such as alcohol
- Incorporates a spectrum of engagement strategies that move from safer substance use, to managed use, to abstinence and meets people where they're at

# Health & Supportive Services

- Oaklawn team members on-site 5-7 days/week - varying hours
- Oaklawn Case Managers will conduct regular resident engagement meetings, and an on-site Recovery Coach will engage with residents on a daily basis. *Participation in supportive services is voluntary but strongly encouraged.*
- Skills training to help clients improve daily living skills and thrive in their community
- Case management to provide a personal advocate and assistance in developing a recovery plan
- Individual counseling & group support
- Life skills training - cooking, shopping, technology
- Addictions assessment and treatment
- Crisis Intervention
- Benefit acquisition (Medicaid, HIP, Social Security, etc)
- Transportation to appointments & shopping
- Referral for employment services
- Physical and mental health exams
- Treatment of chronic health issues and referrals to specialists
- Medication monitoring



# General Operations



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- **Individuals determined to have a history of violence or sex offenses will not be eligible to live in the apartments.**
- Like other apartment communities, residents have leases and pay portions of rent, in combination with state housing vouchers.
- Residents will be evicted for breaking rules; illegal behavior is subject to immediate eviction, as in other apartment communities.
- No roommates or overnight guests permitted, unless by prior approval by management team.
- Doors to building are locked at all times; residents have key fob for entry.
- Building safety includes cameras, off-duty SBPD officers, and front desk/resident assistant on staggered schedules.
- Property Management staff make monthly apartment inspections and regular visits.



# Ways to Help Vulnerable Neighbors

- Support local homeless advocacy and support groups: Faith in Indiana, Center for the Homeless, South Bend Heritage, Youth Service Bureau
- Engage with the Region 2A Planning Council. Contact Lani Vivirito for more information: [LVivirito@CFH.net](mailto:LVivirito@CFH.net)
- Consider joining the South Bend City Council Health & Public Safety Committee.

**UNDERSTAND**

**SHOW REVERENCE**

**DONATE**

**VOLUNTEER**

**EDUCATE**



**For more information...**

**[SBHERITAGE.ORG/PSH](https://sbheritage.org/PSH)**

**[SBHERITAGE.ORG/HOMEAVENUEHOMES](https://sbheritage.org/HOMEAVENUEHOMES)**