

# Region 9 Strategic Plan:



*Toward Safe, Stable, Affordable Housing & Community Connections for All*

# Goal of This Report

*Support the Region 9 Regional Planning Council to respond to local strengths and conditions, through the creation of a tailored approach to address housing needs and homelessness.*

# Methodology

## *Stakeholder Interviews & Survey Responses*

- Housing/Homeless service providers (7)
- Social Service Providers (8)
- Civic/Community Leaders (7)
  - Additional responses (3)
- Individuals with Direct Experiences (11)
- Key stakeholders outside of Region 9 (10)

## *Secondary Research*

- Reports, evaluations & scientific journals
- Data: U.S.HUD, IHEDA, U.S. Census Bureau & Eviction Lab

# Benchmark Data

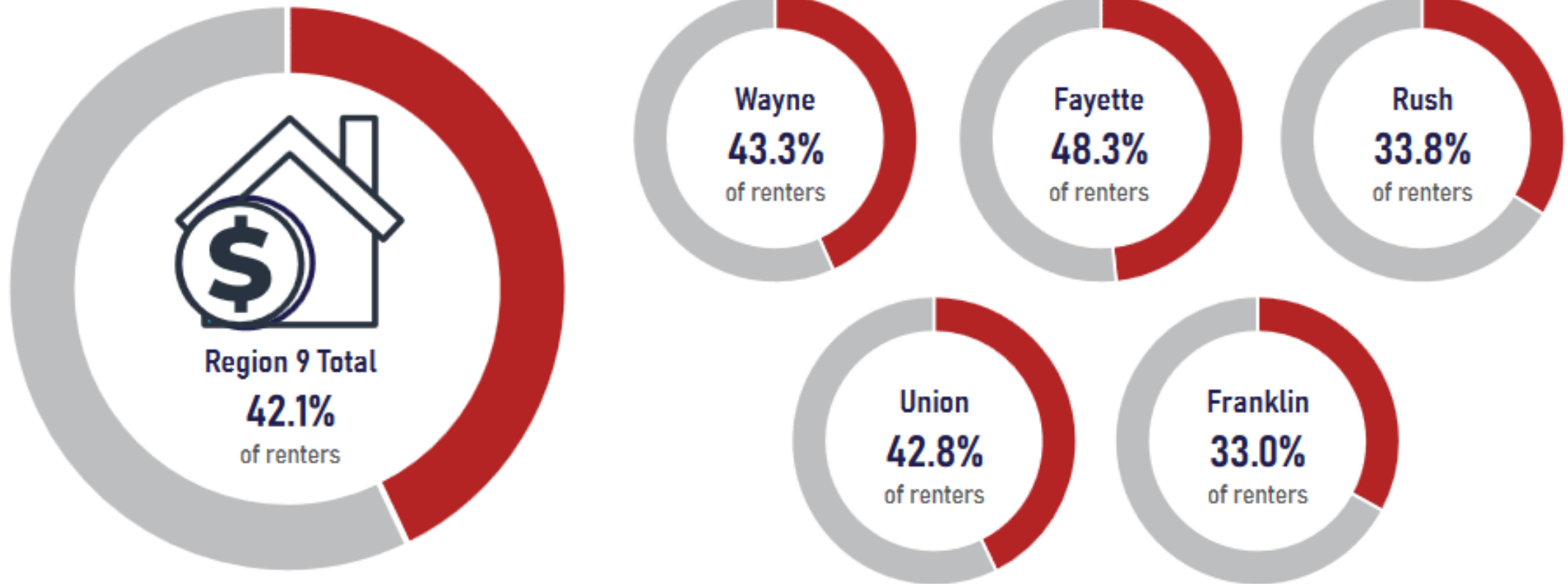
*Secondary Data*

**Table 1. Region 9 Point in Time Count Results, 2020-2023**

	2020 Total	2021 Total	2022 Total	2023 Total
Total persons	22 90% unsheltered	55 76% unsheltered	50 84% unsheltered	99 79% unsheltered
Number of households	20	55	50	98
Number of persons under age 18	1	0	0	0
Number of persons age 18-24	1	2	1	3
Number of persons over age 24	20	53	49	96
<b>Total Persons by County</b>				
Wayne	20	33	42	86
Fayette	1	22	8	13
Rush	1	X	X	X
Union	X	X	X	X
Franklin	X	X	X	X

Source: Indiana Housing and Community Development Authority, 2020-2023

Table 4. Renter Cost Burden



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

**Table 3. Eviction Filings**

	<b>2022<sup>1</sup> Estimated Filings</b>	<b>2022 Estimated Filing Rate<sup>2</sup></b>
Wayne	740 households	8.4%
Fayette	195 households	6.7%
Rush	73 households	3.8%
Union	26 households	3.3%
Franklin	28 households	2.0%

*Source: Eviction Lab, 2022 Eviction Filing Data*

**Table 5. Emergency Shelter, Supportive Housing, & Rapid Rehousing Beds in Region 9**

	2021	2022	2023
Emergency Shelter	18	18	21
Permanent Supportive Housing	32	32	32
Rapid Rehousing	4	4	3

Source: Indiana Housing and Community Development Authority Housing Inventory Count, 2021-2023

**Table 6. Housing Units, Subsidized Units, & Potential Loss of Subsidized Units**

	Total Housing Units	Total Subsidized Units
Wayne	30,782	1,612
Rush	7,357	314
Union	3,237	134
Fayette	10,896	286
Franklin	9,687	302
<b>Region 9 Total</b>	<b>61,959</b>	<b>2,648</b>

Source: Total Units: U.S. Census Bureau American Community Survey 2018-2022; Total Subsidized Units: Indiana Housing & Community Development Authority, 2023

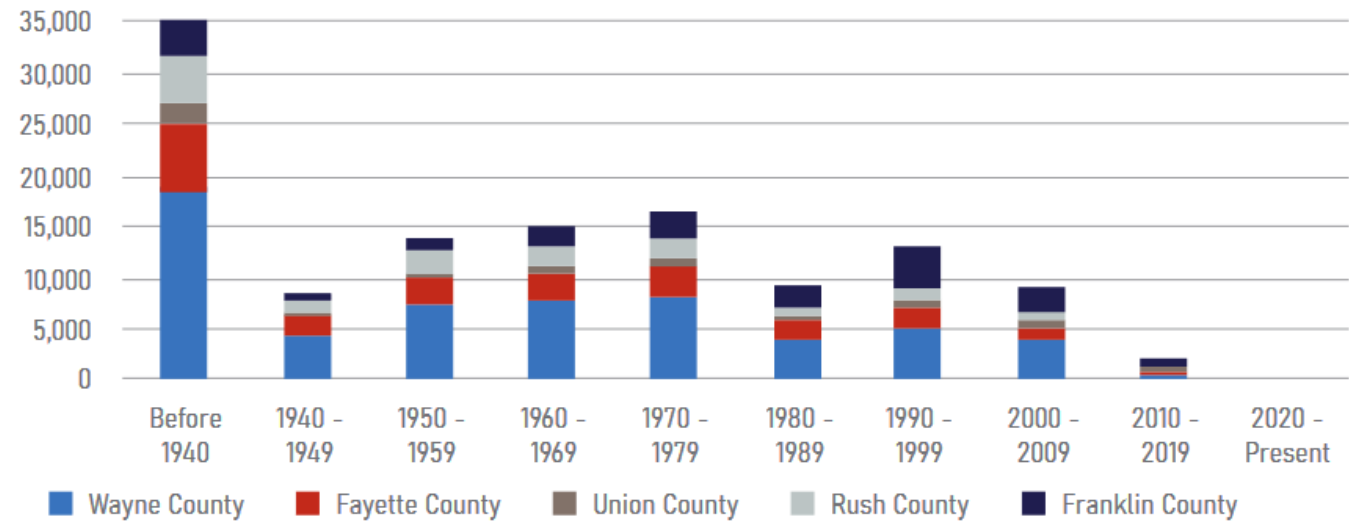


Table 7. New Housing Starts (Any Type)

	2022 <sup>3</sup>
Wayne	45
Rush	21
Union	10
Fayette	24
Franklin	50
<b>Region 9 Total</b>	<b>150</b>

Source: Indiana Housing and Community Development Authority, Indiana Housing Dashboard 2023

Chart 1: Homes Built by Decade



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

# The Hidden Costs of Housing Instability

*Stakeholder Interviews & Secondary Research*

# Human Lives & Human Potential

*“An individual who was staying in one of these homeless tent communities – the gentleman passed away from hypothermia.” - Social Service Provider*

*"We are missing a resource by not helping these folks have what they need to bring their genius selves forward." - Civic & Community Leader*

- The mortality (death rate) of homeless individuals is 3.5-4x higher than their housed counterparts
- Premature deaths - and the preoccupation with survival - represent a loss of human life & potential

# Health & Health Care Costs

*"If people don't know where they're going to sleep at night or there are challenges with where they are staying, you know, health care becomes the last thing on their mind." - Social Service Provider*

*"A safe place to live is really important for trauma and injury prevention and illness prevention." - Social Service Provider*

- Those experiencing homelessness seek medical treatment more often than the general population & stay longer
- Treatment occurs more frequently for instances of cold exposure injury, assaults, self-harm, burns and poisonings

# Education & Child Welfare

*"There are so many kids that are homeless..."- Civic/Community Leader*

*"That child's already at a disadvantage compared to other children their age."- Housing/Homeless Service Provider*

- Housing instability & homelessness have been shown to negatively affect children's health & their educational attainment
- Increased likelihood of negative long-term physical, mental and cognitive outcomes (from Adverse Childhood Experiences-ACEs)

# Public Safety

*"We have a common goal, which is to get the services that people need."-  
Civic/Community Leader*

- There are broader health & safety concerns when individuals do not have adequate housing, like fires and spread of infectious diseases.
- Punitive law enforcement approaches can further entrench individuals into homelessness

# Economic Development

*"You need more affordable housing...in this market nowadays. I mean, who's going to be able to afford [it]? The rents are just so high." -Housing/Homeless Service Provider*

*"Attracting people and businesses here successfully means having a healthy or, as I like to say, a vibrant community" - Civic Leader*

- Economic opportunities have continued to lag in rural communities since the 1980s

# Community Strengths

*Stakeholder Interviews & Secondary Research*



# Recognition of the Need, Sensitivity & Commitment to Support Individuals who are Homeless

*"People recognize that we have a homeless issue" -Social Service Provider*

*"Our community is sensitive to the homeless population." -Social Service Provider*

*"Thankfully, no one is sharing the burden all by themselves and that we're doing it as a group and knowing that we're just going to keep chipping away at it. Chip, Chip, Chip, Chip." -Civic/ Community Leader*

# While Insufficient, Valued Community Resources Exist

*"Our strengths are we do have resources available. I mean, I know where to send them [those experiencing homelessness] to." -Housing/Homeless Service Provider*

*"I was approved for more than I dreamed through the United Rural Development [likely referring to USDA rural housing service]." -Individual with Direct Experience of Housing Instability*

# "We've Come a Long Way": Progress has Been Made

- Progress has been made such as recovering housing, treatment options, syringe programs and increased expectations for employers who received economic development incentives
- Effective models exist to support additional progress

*"It's a great old house, about 180-year-old house that's been fully restored. That will be a recovery house, has a 90-day program and, you know, Medicaid eligible and all that." -Civic/Community Leader*

# Recommendations

*From Those with Lived Experiences*

# Lived Experiences Recommendations

- Cheryl's life changed when she became disabled and could no longer work.
  - Recommendations: know your rights, access to legal services, and having support while making the transition from working to disability.
- Dana experienced evictions and homelessness as a young woman struggling with addiction.
  - Recommendations: providing energy and rental assistance to those who qualify, offering a safety net that people could tap once or twice a year to help when they experience unexpected financial challenges, and establish more emergency shelter space for women and children.
- Jason currently resides in a men's shelter, struggles to find a family-sustaining job and stable housing because of his criminal record.
  - Recommendations: providing transitional housing to everyone leaving a shelter, an offer made of transportation to employment, and making sure everyone can understand documents they receive from housing & social service agencies.
- Carolyn lost her housing when she "got dragged into" a landlord tenant dispute with one of her neighbors.
  - Recommendations: making sure individuals are aware of existing home ownership opportunities and services are in place to help individuals maintain their homes.

# Lived Experiences Recommendations

- Joseph worked night and day to support his family. Also, he says sometimes, he would work three jobs to make ends meet.
  - Recommendations: Require trustees to provide assistance without regard to race, job status, or family status. Also make landlords go through inspection, if they want to charge higher rent, and guarantee that landlords promptly address issues like pests, failed heating, and other issues that may require landlord responsibilities.
- Karen lives humbly on her Social Security Disability income after having to retire early due to failing health.
  - Recommendations: Treat people who are applying for assistance with respect, Use the “vacant and decaying” buildings in the community to support the homeless. Karen also added, reduce the impact of poverty.



# Strategic Plan

*For Region 9 Regional Planning Council*

# Vision & Mission

## Vision

*"All Region 9 residents will have access to safe, stable, quality, and affordable housing and community connections that allow them to be self-sufficient and active citizens."*

## Mission

*"The Region 9 RPC (Wayne, Rush, Union, Fayette, and Franklin) will work collaboratively to build the capacity of partners to improve access to quality housing and provide person-centered, need-based interventions to households that are currently experiencing or at risk of homelessness."*



# Goals for R9PC

- Goal 1: Efforts to End Homelessness are Well-Coordinated & Resourced
- Goal 2: Homelessness is Acknowledged, Safe, & Short-Term
- Goal 3: Homelessness is Prevented
- Goal 4: We Increase Choice & Affordability of Housing



Scan for a copy of the full R9PC  
Strategic Planning Report

**We Welcome Questions At This Time**

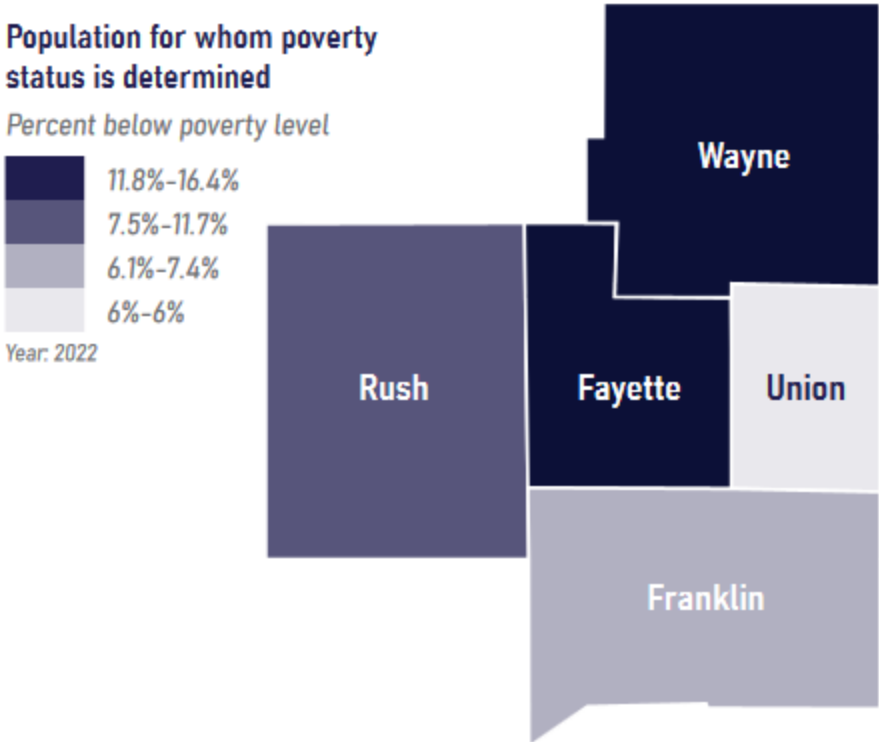
# EXTRA SLIDES

**Table 2. Region 9 Number of Students Experiencing Homelessness**

	<b>2020 Number of Students Experiencing Homelessness</b>
Wayne	115 Students
Fayette	14 Students
Rush	35 Students
Union	No Data
Franklin	14 Students
<b>Region 9 Total</b>	<b>178 Students</b>

Source: Indiana Youth Institute, 2020

Figure 1. Poverty Rates by County



Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

# Goal 1: Efforts to End Homelessness are Well-Coordinated & Resourced

Rationale: Improving housing security across a diverse region requires effective collaboration, information-sharing, and a multi-pronged approach.

3-year Vision: In three years, the Regional Planning Council will have a strong governance committee with approved bylaws and will have representation from each county, workgroups, professional development opportunities and funding.

1. Share the role of the Balance of State Continuum of Care (BoSCoC), Regional Planning Councils (RPCs), and partner agencies as part of the Regional Planning Council (RPC). [Ongoing]
2. Provide education to the community about the role of the Regional Planning Council and the benefits of participation. [Ongoing]
3. Engage in outreach to bring stakeholders to the table, especially in underrepresented counties. [Ongoing]
4. Provide professional development/learning opportunities for those working in the housing and homeless service sphere. [Ongoing]
5. Educate RPC members about funding opportunities to support housing and related services. [Ongoing]
6. Establish a subcommittee to review and propose changes to by-laws. [Short term]
7. Establish workgroups to make progress on priority areas. [Short term]
8. Fund a coordinator position. [Within three years]
9. Develop a web presence. [Within three years]

# Goal 2: Homelessness is Acknowledged, Safe, & Short-Term

Rationale: Ending homelessness begins with acknowledging that it exists and providing resources to ensure that those who experience homelessness are safe and receive shelter quickly.

3-year Vision: All counties in the region participate in the Point-in-Time Count and have emergency shelter/warming options. A team of individuals will respond to instances of homelessness to provide rapid connection to available resources.



1. Coordinate Point-in-Time Count efforts, including supporting counties that have not previously participated. [Ongoing]
2. Support capacity building for the formulation of county specific teams or work groups to lead Point-In-Time Counts. [Ongoing]
3. Support the establishment of warming & cooling stations. Collect and disseminate warming/cooling stations across the region. [Ongoing]
  - Support the subsequent sharing of information to clients at these cooling/warming stations through referrals to relevant services. [Ongoing]
  - Support the establishment of protocols for sharing information. [Ongoing]
4. Build a case conferencing committee and schedule. [Short-term]
5. Provide connections and support to encourage data sharing between agencies. [Ongoing]
6. Increase year-round street outreach efforts. [Within three years]

# Goal 3: Homelessness is Prevented

Rationale: Preventing homelessness requires community connections and supports that target individuals most likely to lose their housing. For the next three years, the RPC will prioritize individuals experiencing mental health needs or needing addiction services.

3-year Vision: Region 9 will have increased manpower and resources to address mental health needs and to provide addiction services.

1. Form a prevention/outreach workgroup to address key strategy points 2-4 under this goal. [Short-term]
2. Identify and build out a community partner network (e.g., landlords, human resource and apartment managers, religious organizations, correctional facilities), with the goal of preventing homelessness through increasing awareness and access to resources for at risk individuals. [Ongoing]
3. Create materials or resources (e.g., consolidated of information, knowledge) for a homelessness prevention program and build awareness of existing mental health and addiction services. [Within three years]
4. Educate community partner network of homelessness prevention program. [Ongoing]

# Goal 4: We Increase Choice & Affordability of Housing

Rationale: Promoting housing stability requires a focus on adding new beds and housing units and encourage landlords to participate in housing programs.

3-Year Vision: The region will approve and start new affordable housing developments, new transitional housing options will be established, individuals seeking housing will be supported by navigators, and more landlords will accept housing subsidies.

1. Serve as a connection point for individuals or organizations seeking to establish new housing options or programs to expand access to housing in the region. [Ongoing]
2. Recruit landlords to accept HCV & other forms of assistance. [Ongoing]
3. Promote options for Regional Planning Council (RPC) members to attend the Indiana Supportive Housing Institute. [Ongoing]
4. Organize advocacy to support affordable housing development. [Short-term]
5. Educate members about the opportunity to become a Community Housing Development Organization (CHODO). [Within three years]

# For the Future

# Great Ideas from the Community

- Eviction Diversion Program
- Cross-Agency Data Sharing Platform
- Rehabilitation of Existing Properties
- Housing Improvement Program
- Resource Hub
- Housing Navigators
- Transportation Support
- Fair Housing Center