



Housing Stability Task Force

Need and Impact: The lack of safe and attainable housing options in Tippecanoe County has reached a critical point, and the absence of suitable housing not only threatens the well-being of residents but also perpetuates a cycle of poverty and financial instability within the county. Eviction and foreclosure rates in the county are higher than most Indiana counties and providing housing stability services can be much cheaper than providing housing for unhoused individuals and families. Preventative services and access to supportive housing will improve community health and increase access to employment opportunities as well as decrease public costs associated with healthcare, law enforcement, and emergency services.

Primary Goal: Creating and connecting housing stability services to meet the needs of those experiencing homelessness or facing housing insecurity.

Strategies: Increasing housing stability requires a collaborative data-driven and multi-sector approach, including leveraging funding sources, building provider capacity and advocating for resources at the local, state, and federal level. A coordinated effort with engagement from local government, landlords, service providers, and employers is needed to expand the housing supply and resources needed to keep Tippecanoe County residents stably housed.

Task Force Leads:

Task Force Members:

Identified Challenges to Meeting Goals

Landlord and tenant engagement	Misunderstanding and stigmatization of population	Lack of understanding and timely access to preventative services
Lack of funding for services	Siloed nature of services and competition for funding	The depth and breadth of services needed
Government support and leadership for services and resources	Landlord and tenant education	Increase in number of households needing services
Shortage of units	Resources to serve undocumented households	Data excluded from the PIT count
Eviction courts	Landlords not willing to work with at-risk households or willing to accept vouchers	More PSH, Rapid Re-housing and Prevention Services

Resources to Leverage to Meet Goals

Existing relationships with landlords	Existing connections and collaborations (Café, meetings, provider networks)	A unified message and data to support services
FAN	Data on the cost of not addressing homelessness.	Communications and strategies to address NIMBYism
Legal Aid	More stakeholders (business, local government staff, public safety) advocating for services and resources	Tenants Union
Existing vacant buildings	Stronger advocacy at local, state, and federal levels	Trustees

Priorities

Potential Solutions	Rank
<p>Create and expand messaging strategies to specific audiences.</p> <ul style="list-style-type: none"> Healthcare - “It is cheaper to house individuals than pay for hospitalizations.” Housing instability’s impact on businesses’ bottom line and workforce. Purdue students’ housing stability needs. How Purdue student housing impacts low-income households. Legislators - “If we have a rainy-day fund, it is pouring!” Courts – the impact of evictions and costs savings of preventative services and mediation. Banks – it is cheaper to offer foreclosure preventions than for you to own a foreclosed home. 	<p>Priority High, Medium, Low</p> <p>Timeline Short, Mid, Long-Term</p>
<p>Advocate for Policy Solutions</p> <ul style="list-style-type: none"> Create an advocacy group specifically for housing stability service providers. Seal eviction records as a default. Debt management and forgiveness – starting with medical debt. Tax abatements that are tied to housing options/solutions. Play offense and defense for proposed bills (Criminalization of Homeless, HB1, increasing funding for services). 	<p>Priority High, Medium, Low</p> <p>Timeline Short, Mid, Long-Term</p>
<p>Preserve housing affordability and provide land for additional permanent supportive housing and affordable housing developments.</p> <ul style="list-style-type: none"> Community Land Trust and Land Bank 	<p>Priority High, Medium, Low</p> <p>Timeline Short, Mid, Long-Term</p>
<p>Provide opportunities for people to develop exposure/experience/empathy for those experiencing housing stability and generate ideas for coordinated services and messages.</p> <ul style="list-style-type: none"> Offer homelessness simulations for community leaders, employers, health providers, elected officials, city/county government staff, Purdue students, nonprofit providers, renters, those needing financial stability services, new community members. 	<p>Priority High, Medium, Low</p> <p>Timeline Short, Mid, Long-Term</p>

<ul style="list-style-type: none"> ○ Recruit legislators, county and city elected officials to do the poverty simulation and tie the experience to Tippecanoe County data. 	
<p>Support the Increasing Housing Supply Task Force</p> <ul style="list-style-type: none"> • Add messages regarding the impact of housing stability on housing supply and affordability to make the case for increasing the housing supply in Tippecanoe County. • Amplify messages from the Increasing Housing Supply Task Forces to increase stability: development opportunities, tax increment financing (TIF), density bonuses, land banking, infill development, land trusts. 	<p>Priority High, Medium, Low</p> <p>Timeline Short, Mid, Long-Term</p>
<p>Increase the skills, networks, tools, and talent of providers</p> <ul style="list-style-type: none"> • Staff turnover at agencies is high and solutions need to be found to address turnover and provide service continuity. <ul style="list-style-type: none"> • Create tools and/or engage housing navigators to assist case managers. <ul style="list-style-type: none"> • A liaison between landlords, tenants, and agencies to prevent evictions. • A liaison between borrowers and lenders to prevent foreclosures. • Central website for landlords and those experiencing housing instability. • Seek underutilized, creative, and more diverse funding opportunities. <ul style="list-style-type: none"> • Apply to private funders as a community or with collaborative applications. • Use property taxes as a funding source. 	<p>Priority High, Medium, Low</p> <p>Timeline Short, Mid, Long-Term</p>
<p>Additional ideas</p> <ul style="list-style-type: none"> • Increase emergency rental assistance programs. • Conduct an annual Summit or State of Housing for employers and provide action items for increasing housing supply and stability service. • Offer landlord and tenant education programs and resources. 	<p>Priority High, Medium, Low</p> <p>Timeline Short, Mid, Long-Term</p>