

# Domestic Violence Awareness for Advocates

Presented by: Safe Homes Project

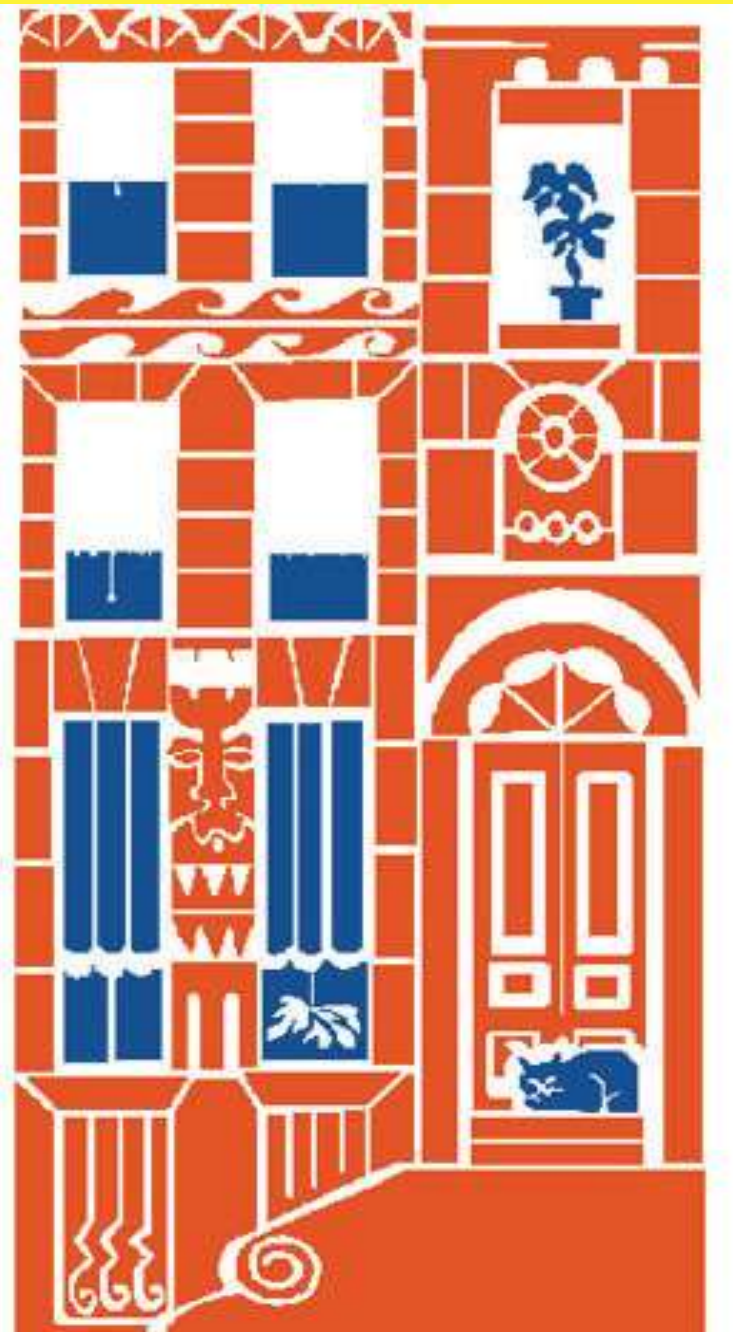


**LOVE  
IS NOT  
ABUSE**

# SAFE HOMES PROJECT

*Est. 1976*

Safe Homes Project is a community-based domestic violence service and advocacy program. We provide a full array of services, which include a hotline, counseling, safety-planning, as well as a 20-bed shelter for survivors and their children. In addition we offer a wide range of consultation, training, and educational services to community and professional groups and work to improve laws and policies affecting survivors. We also provide targeted services for special populations, including Spanish-speakers, youth, and LGBTQ survivors of partner violence.





## **What is domestic violence?**

**It is a pattern of behaviors and tactics that are socially learned and condoned, used by one partner in an intimate relationship to maintain control and power over the other partner. These tactics are physically, verbally, emotionally, sexually, and/or financially coercive and abusive and usually escalate in frequency and severity over time.**

- ▶ NYC Hotline: 800-621-4673
- ▶ SHP Hotline: 718-499-2151

# MYTHS



# FACTS

- ▶ **MYTH:** Only men are abusers  
**FACT:** Both men and women can be abusers, but statistically women are victims more often, and men are perpetrators more often. Female victims also suffer proportionally more serious injuries and homicides than male victims.
- ▶ **MYTH:** Abuse only happens heterosexual relationships  
**FACT:** Abuse happens in same-sex/gender or LGBTQ relationships at the same rate
- ▶ **MYTH:** Only poor, uneducated, substance abusing or mentally ill people are violent in their relationships.  
**FACT:** Relationship violence can happen to anyone, anywhere if one person is seeking control over another.
- ▶ **MYTH:** Survivors of domestic violence are bad or neglectful parents.  
**FACT:** Many survivors are doing whatever they can do to keep their children safe, even if it means more danger to themselves.
- ▶ **MYTH:** Victims can leave if they really want to.  
**FACT:** Trying to leave can cause an escalation in violence and make things more dangerous. That is why getting help to plan for safety is important.
- ▶ **MYTH:** Couples that fight are being mutually abusive.  
**FACT:** Fighting and abuse are different. Abuse is not about fighting or conflict or even anger. These are normal things in many relationships. Abuse it is about controlling an intimate partner through threats, intimidation, manipulation, and isolation. There may not be visible violence.





# Dating Violence Statistics

## New York City

- ▶ The New York City Police Department responds to approximately 230,000 domestic incidents each year. (NYC Mayor's Office to ENDGBV)
- ▶ Intimate partner homicide accounts for over half of all NYC family-related homicides. (NYC DV Fatality Review Committee, 2018)
- ▶ In 2017, there were over 62,645 client visits to the New York City Family Justice Centers (NYC Mayor's Office to ENDGBV)

## Nationally

- ▶ 66.2% of female stalking victims reported stalking by a current or former intimate partner. (CDC, 2011)
- ▶ 1 in 10 women in the United States will be raped by an intimate partner in her lifetime. (CDC, 2010)
- ▶ 1 in 3 female murder victims and 1 in 20 male murder victims are killed by intimate partners. (CDC, 2011)
- ▶ Between 21-60% of victims of intimate partner violence lose their jobs due to reasons stemming from the abuse. (World Health Organization, 2004).



# Relationship Red Flags

WHEN DOES  
AFFECTION  
BECOME  
OBSESSION

THATSHUTDOW.COM

WHEN DOES  
CARING  
BECOME  
CONTROLLING

THATSHUTDOW.COM

WHEN DOES  
TALKING  
BECOME  
STALKING

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- ▶ **Lovebombing:** Abusive relationships begin with an overabundance of charm and love. The abusers will be attentive and profess their undying love for you rather quickly. They will raise you up high on a pedestal, saying how perfect you are.
- ▶ **Gaslighting:** Abusers often devise a scenario where you are made to feel like you are losing your grip on your reality. You will doubt your own perceptions. You will second guess yourself at every turn.
- ▶ **Glimpses of anger:** When in an abusive relationship, you won't likely see the abuser's full anger potential right away. But you will see glimpses of their anger here and there. They may become testy with a waiter or bark at you for being five minutes late.
- ▶ **Jekyll and Hyde:** One of the earliest warning signs of an abusive relationship is how they treat you in public versus behind closed doors. They will go from ripping you apart behind closed doors to being sweet and attentive to your needs when you are in public.
- ▶ **Condescending and "joking":** Abusive people will often rely on insulting you, claiming that they are "only joking." They will begin to tease you relentlessly about your looks, your family, and your friends. When you protest, they may call you hypersensitive.
- ▶ **Lack of empathy:** Abusers may never be able to place themselves in someone else's shoes, nor understand or share the feelings of another. So if you notice that your partner doesn't seem to care that you had a bad day at work, then this might be the reason why.
- ▶ **Lying:** Abusers often lie to their partners. They will lie to cover their tracks. The lies will come so effortlessly, that they may even have difficulty remembering the original lie they told, so they will have to come up with even more lies.
- ▶ **Blame shifting:** Abusers will not responsibility for their words or actions. It's always someone else's fault or your fault. The abuser will not admit any wrongdoing. They may even insist that someone else made them do it.

# Cycle of Violence

## ▶ TENSION BUILDING PHASE

- Build Up: Tension between the people in the relationship starts to increase and verbal, emotional or financial abuse occurs.
- Stand-over: This phase can be very frightening for people experiencing abuse. They feel as though the situation will explode if they do anything wrong. The behavior of the abuser intensifies and reaches a point where a release of tension is inevitable.

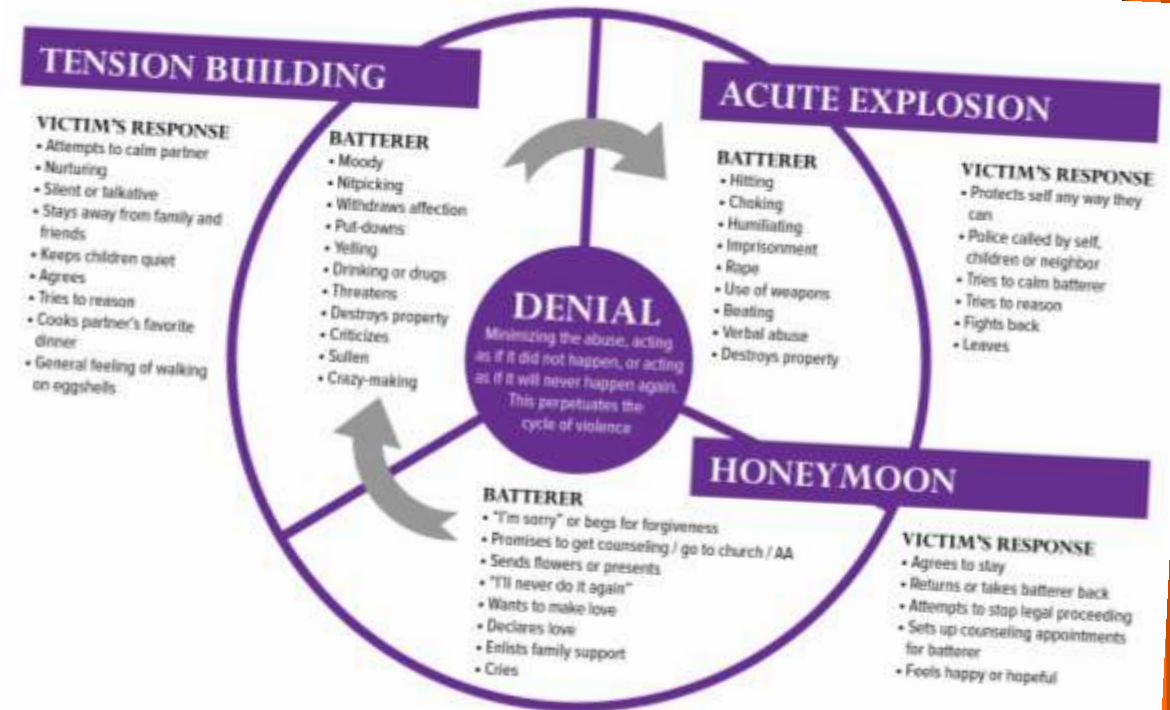
## ▶ ACUTE EXPLOSION

- The peak of the violence is reached in this phase.
- The abuser experiences a release of tension and this behavior may become habitual.

## ▶ THE HONEYMOON PHASE

- Remorse: At this point, the abuser may start to feel ashamed. They may become withdrawn and try to justify their actions to themselves and others. For example, they may say: "You know it makes me angry when you say that."
- Pursuit: The abuser may promise to never be violent again. They may try to explain the violence by blaming other factors such as alcohol or stress at work. The abuser may be very attentive to the person experiencing violence, including buying gifts and helping around the house. It could seem as though the abuser has changed. At this point, the person experiencing the violence can feel confused and hurt but also relieved that the violence is over.

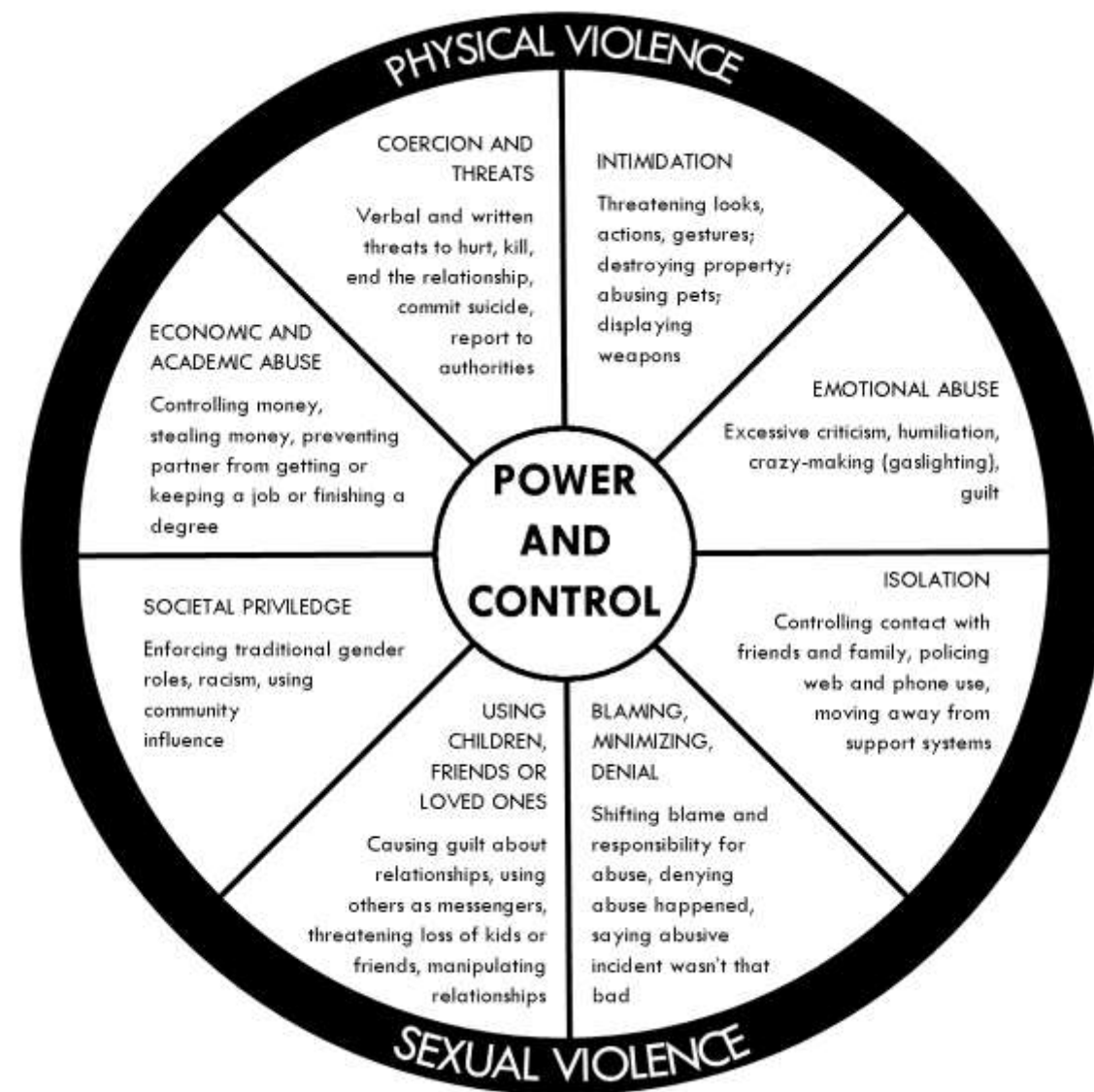
**\*Denial:** Both people in the relationship may be in denial about the severity of the abuse and violence. Both people may feel happy and want the relationship to continue, so they may not acknowledge the possibility that the violence could happen again.





# Signs of Unhealthy & Abusive Relationships

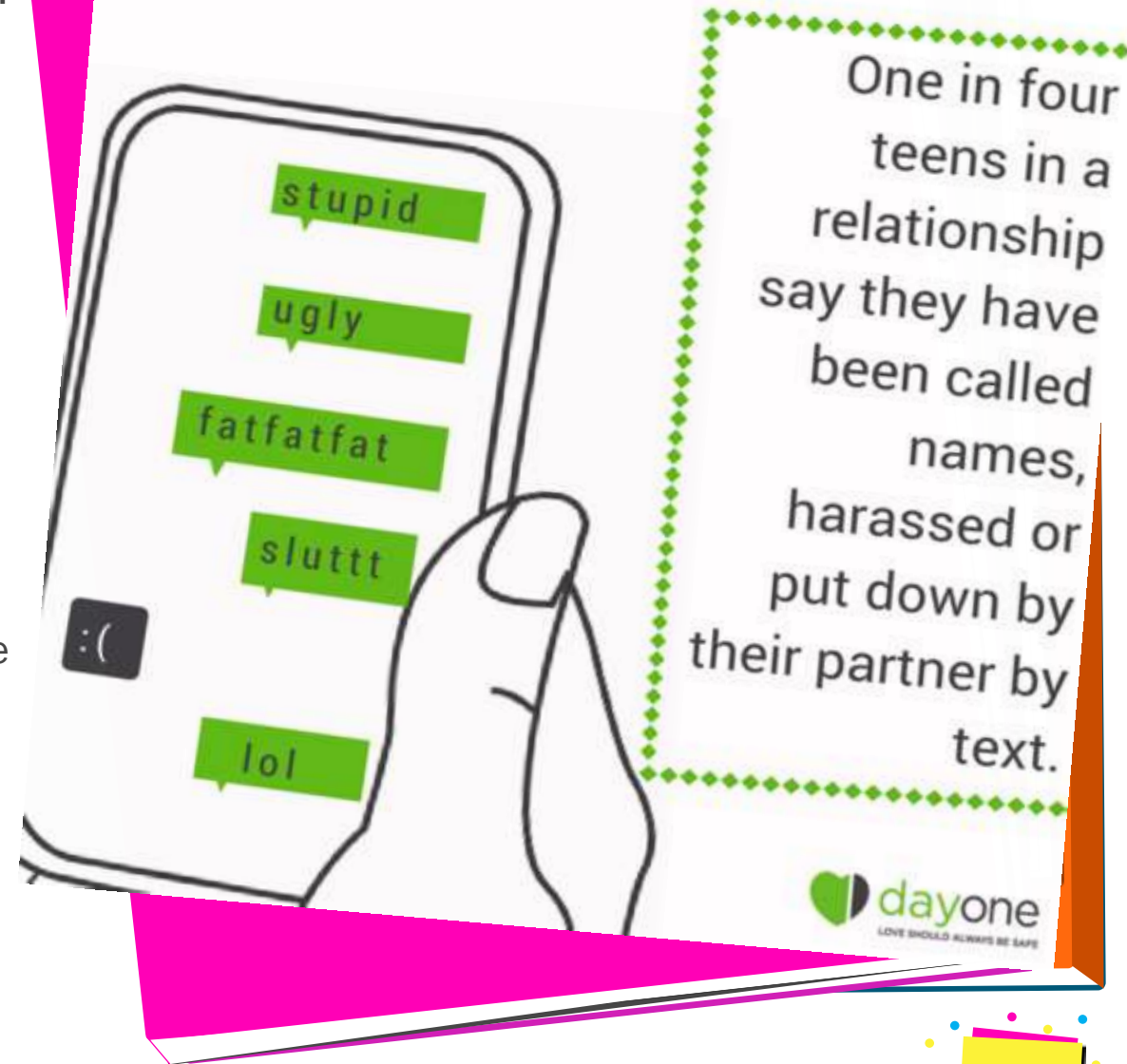
- ▶ **Jealousy.** A partner lashes out or controls you when they are jealous. If you can't spend time with other friends, are accused of cheating, or your partner begins to follow you everywhere, this is a sign of an unhealthy relationship.
- ▶ **Manipulation.** You may be manipulated if your partner tries to influence your decisions and actions, including convincing you to do things you don't want to do or giving you gifts and apologizing to influence how you feel and act.
- ▶ **Isolation.** If your partner doesn't allow you to talk to or spend time with others like friends and family, your partner may be trying to isolate you.
- ▶ **Sabotage.** Your partner may try to ruin your reputation or achievements. This includes starting rumors or making you miss school activities.
- ▶ **Belittling.** In an unhealthy relationship, partners may call you names, be rude, or make fun of you.
- ▶ **Guilting.** You may be made to feel guilty for your partner's actions, including being treated like everything is your fault or your partner threatening to hurt themselves if you don't do what they want.
- ▶ **Volatility.** If you are constantly nervous you may do something to make your partner angry or you can't predict when they will lash out, this is a sign of an unhealthy relationship.
- ▶ **Deflecting Responsibility.** Your partner may make excuses for their behavior like blaming you or excusing the behavior because they used alcohol or drugs.





# Technological Abuse

- ▶ Telling you who you can and cannot be friends with on social media.
- ▶ Monitoring your social networking sites, email and text messages.
- ▶ Stealing or making you give them your password through force or coercion
- ▶ Looks through your phone frequently, checks up on your pictures, texts and outgoing calls
- ▶ Convincing you to sext or send pictures of yourself when you don't want to, by using threats, coercion, force or guilt.
- ▶ Sending you mean messages on social media either directly from them or anonymously.
- ▶ Making fake profiles to harass you or blame you for cheating.
- ▶ Harassing you with repeated phone calls, text messages or negative and hurtful social media posts.
- ▶ Checking your location to keep tabs on you.
- ▶ Tagging you in memes, posts or pictures meant to hurt you.
- ▶ Using spoofing apps to disguise their number when they call you
- ▶ Uses any kind of technology (such as spyware or GPS in a car or on a phone) to monitor you



# Safety Planning with Survivors

- ▶ They can identify trustworthy friends and use the buddy system.
- ▶ They can identify safe places to go or safe ways to get home in an emergency.
- ▶ They can pack a bag and hide it somewhere.
- ▶ They can change your routines.
- ▶ They can establish a code word or sign they can use with trusted people when asking for help.
- ▶ If they have to meet the abusive partner, only do it in public.
- ▶ They can keep items on them in case of emergency. (Spare change, cell phone, phone number of someone who may help, order of protection, etc.)
- ▶ They can reduce abuser's access to personal information (change locks, change passwords on all accounts, password protect phone, etc.)
- ▶ Change their phone number and screen all calls.
- ▶ They can think of ways to get out of the house. (taking out the trash, going to the store) and practice how you would leave.
- ▶ They can notify the school, work, and other important contacts.
- ▶ If they have children, they can think of how to take them safely .
- ▶ They can carefully document all contacts, messages, injuries, and other incidents.
- ▶ They can collect important documents (Social Security Card, Photo ID, Birth Certificate, Marriage License/Divorce papers, Lease, Checkbook/ATM card, Insurance card/papers, ect.)
- ▶ They can or you can call a domestic violence agency or hotline. Information about relationship abuse, service provided and emotional support will be provided
- ▶ They can obtain an order of protection
- ▶ They can contact a counselor. Counseling will help you work through the emotional distress caused by the abuse.



# Being an Advocate

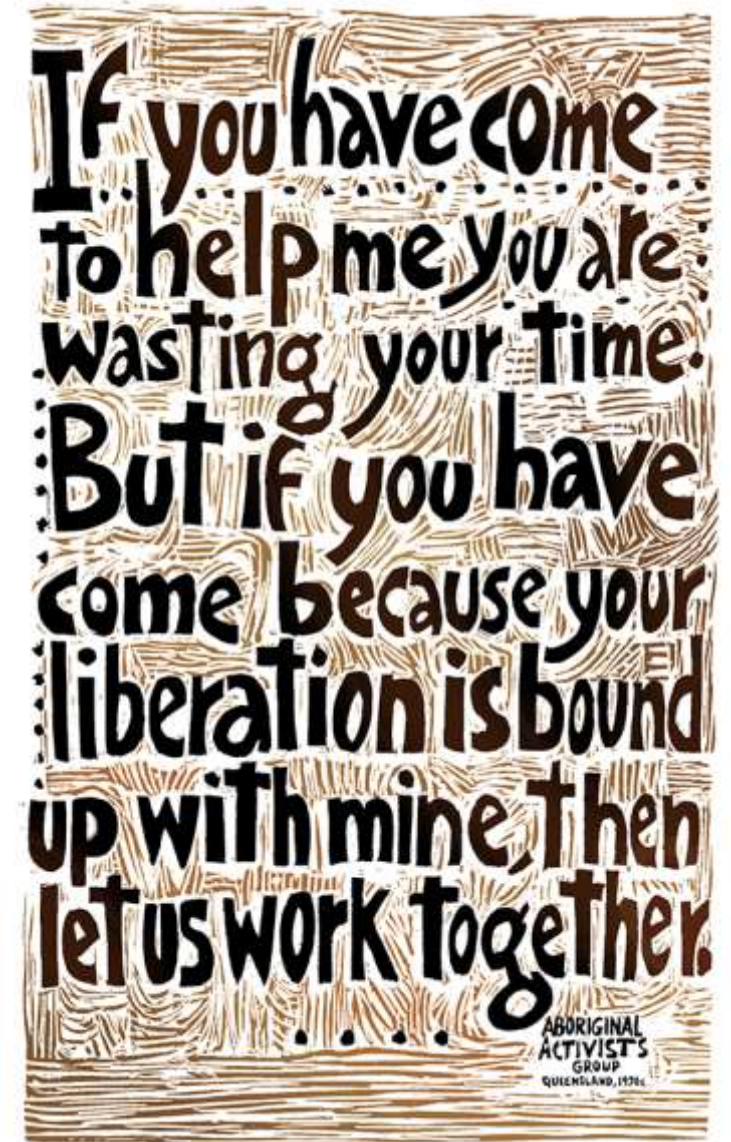
- ▶ Be warm, caring, honest, real, & present.
- ▶ Create safety, containment, & ensure the survivor's confidentiality.
- ▶ Be willing to listen to pain without making it better.
- ▶ Don't judge. Be aware of your own attitudes, reactions, and experiences with domestic violence
- ▶ Validate feelings including the traumatic & negative consequences of abuse.
- ▶ Confirm that the abuse was not the survivor's fault.
- ▶ Assure the survivor that all feelings are acceptable & that anger is a normal healthy response.
- ▶ Ask the survivor what they need & what they want to work on. Remember you can help define problems and needs, you can't solve things for them.
- ▶ Encourage the survivor to seek support – from friends, family members, community, therapist, support group, etc.
- ▶ Let the survivor know that you believe in the ability to heal no matter how long it takes.
- ▶ There are limits to how much you can address in any intervention. Focus the time you share with someone – don't overwhelm them.
- ▶ Never mislead, make promises, or make up things that sound good.
- ▶ Maintain your boundaries . Do not share personal information about yourself or create intimacy – they are not there for that at this moment
- ▶ Recognize strengths & point them out.
- ▶ Provide resources and referral information.
- ▶ Respect limits and cultural realities.





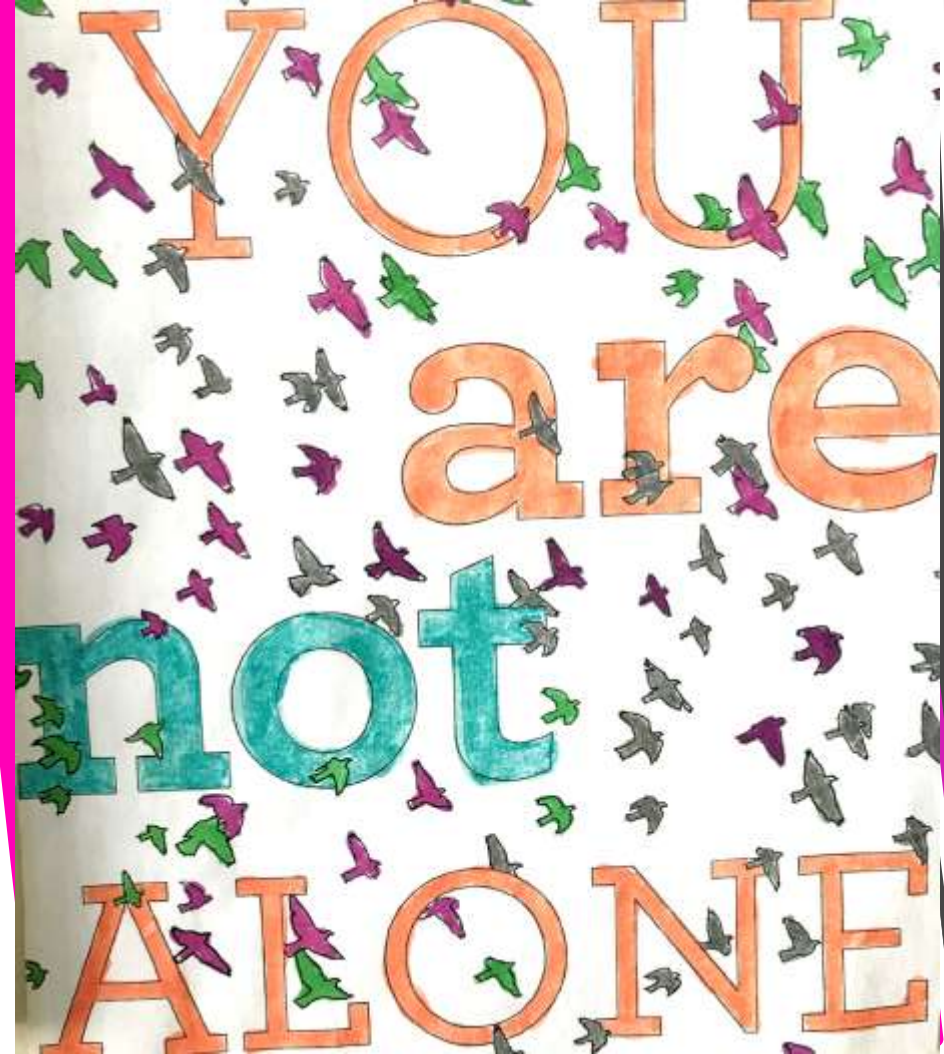
# Empowering Approaches

- ▶ The helper understands that partner violence is both a personal problem, with a profound impact on individuals, and a social problem occurring in the context of a racist, sexist, classist, homophobic society. Anger is recognized as an appropriate response to living in a sexist, racist, homophobic culture and to experiencing violence.
- ▶ The helper questions patriarchal/homophobic/racist assumptions; shares an understanding of how gender role expectations, stereotyping, and institutionalized racism define our world and limit us.
- ▶ The helper challenges their own personal biases and stereotypes in order to be effective. The helper uses language that is positive and inclusive and does not reflect stereotypes, biases, or invisibility. Realize that survivors may have biases against you and that these must be dealt with honestly.
- ▶ The helper demystifies the helping process and other processes. The helper acknowledges that the balance of power between the helper and the person seeking help is not equal, and works to equalize the balance of power in the person/helper relationship. Be aware of your own need to be a powerful expert, to feel successful and competent.
- ▶ The helper respects the self-determination of the person seeking help, and understands that they control their own choices. The helper offers support regardless of the choice made. The helper avoids creating dependency or rescue fantasies.
- ▶ The helper encourages political consciousness and social action, recognizing that these can aid the healing process. The person's strength, courage, creativity, resourcefulness and other positive qualities are highlighted and explored.



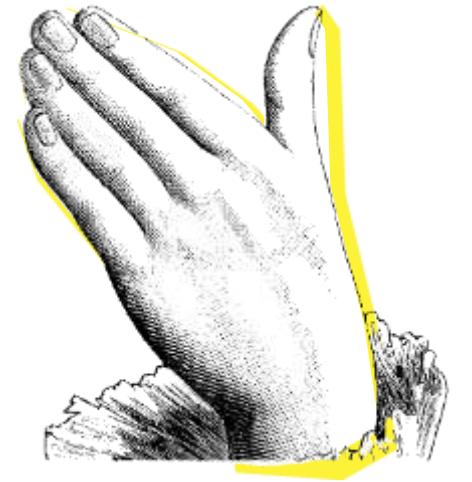
# Creative Healing Approaches

- ▶ Encourage body awareness : Yoga, Dance, Movement (Tip: Contact Exhale to Inhale and Gibney Dance)
- ▶ Encourage creativity: Music, dance, art, writing (Tip: Art Therapy)
- ▶ Encourage spirituality: Meditation, prayer, spend time in nature (Tip: Displaying inspirational images/words)
- ▶ Encourage positive activities: Read, listen to, watch an empowering/inspiring story (Tip: Develop a library at your site)
- ▶ Encourage Self-Compassion: Be gentle, kind and understanding with yourself (Tip: Positive Affirmations).
- ▶ Encourage participation in Support Groups (Tip: Contact Safe Homes Project)
- ▶ Encourage participation in social action (Tip: October is Domestic Violence Awareness month)



# References

- ▶ <http://www.joyfulheartfoundation.org/learn/domestic-violence/teen-dating-violence>
- ▶ <https://www.breakthecycle.org/help-friend>
- ▶ [https://cpedv.memberclicks.net/assets/docs/40\\_Hour...6.../module\\_6\\_teen\\_dating.pptx](https://cpedv.memberclicks.net/assets/docs/40_Hour...6.../module_6_teen_dating.pptx)
- ▶ <https://www.dayoneny.org/>
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- ▶ <https://www.safehorizon.org>
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- ▶ [https://www.ryerson.ca/content/dam/sexual-violence/images/WeBelieve\\_RU\\_ColouringBook.pdf](https://www.ryerson.ca/content/dam/sexual-violence/images/WeBelieve_RU_ColouringBook.pdf)









## DV/IPV in Supportive Housing: How Can We Help?

Supportive Housing Network of New York  
19<sup>th</sup> Annual Supportive Housing Conference  
June 13, 2019, New York, NY



THE COMMUNITY  
BUILDERS

# Planning with Survivors in Mind: Stages of Collaboration





# Planning with Survivors in Mind: Preliminary Planning



## Resource Scan:

Understand the resources that exist within the locality including funding opportunities, existing funding, assets and needs, political will, developers and service providers (SP) focused on Survivors.

Understand need / appetite for the development: Assess most vulnerable populations within the locality and greatest need; Assess best suited site location; Assess existing housing stock and surrounding amenities. Determine with the SP the goals of the development initiative and desired outcomes relative to Survivors.

# Planning with Survivors in Mind: Pre-Dev & Finance Assembly



Finalize site selection and development team with SP input. Team begins A&E design with input from SP.

## Finance Assembly Considerations:

- **Rental assistance from local PHA's** can have implications at initial lease up for Survivors
- Be mindful of how the available housing / vouchers are marketed and make sure all of your team members agree to the marketing plan
- **ESSHI** – it is imperative to work with your administering agency to contract 4-5 months prior to the first units being available in order to ensure a successful transition from DV shelter to permanent housing. Establish an interim operating budget for rental and ESSHI income for the period so that resources readily flow when needed
- **Finance Layering** – Reporting requirements – ensure agreement across parties.

# Planning with Survivors in Mind: Site Selection / Pre-Dev





# Planning with Survivors in Mind: Pre-Development



## Design & Programmatic Development

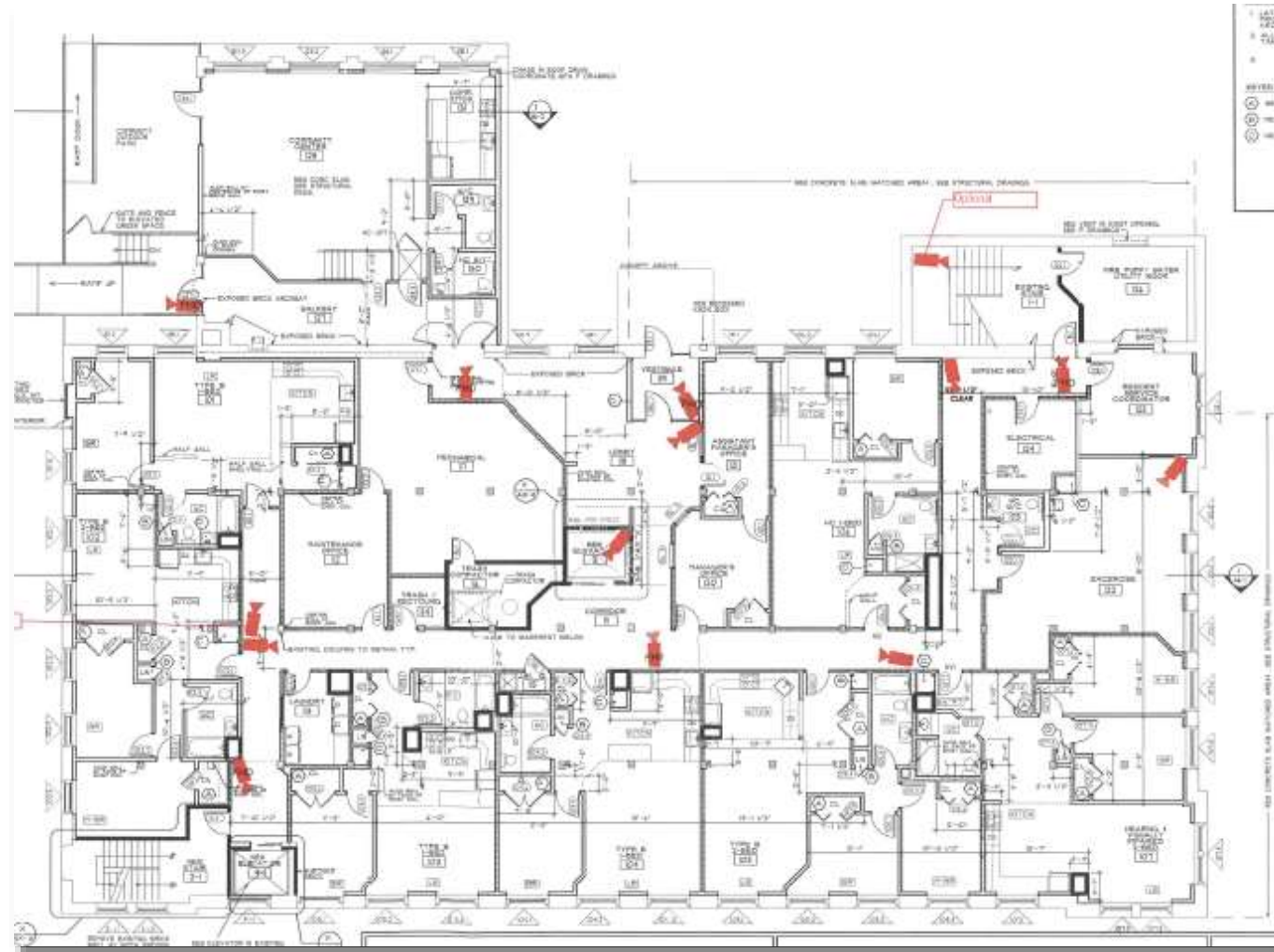
### Input from Service Provider:

- Security planning
- Office layout and programmatic needs
- Proximity to property management offices
- Proximity and access to other amenities
- IT needs
- Ingress / egress locations relative to service provision

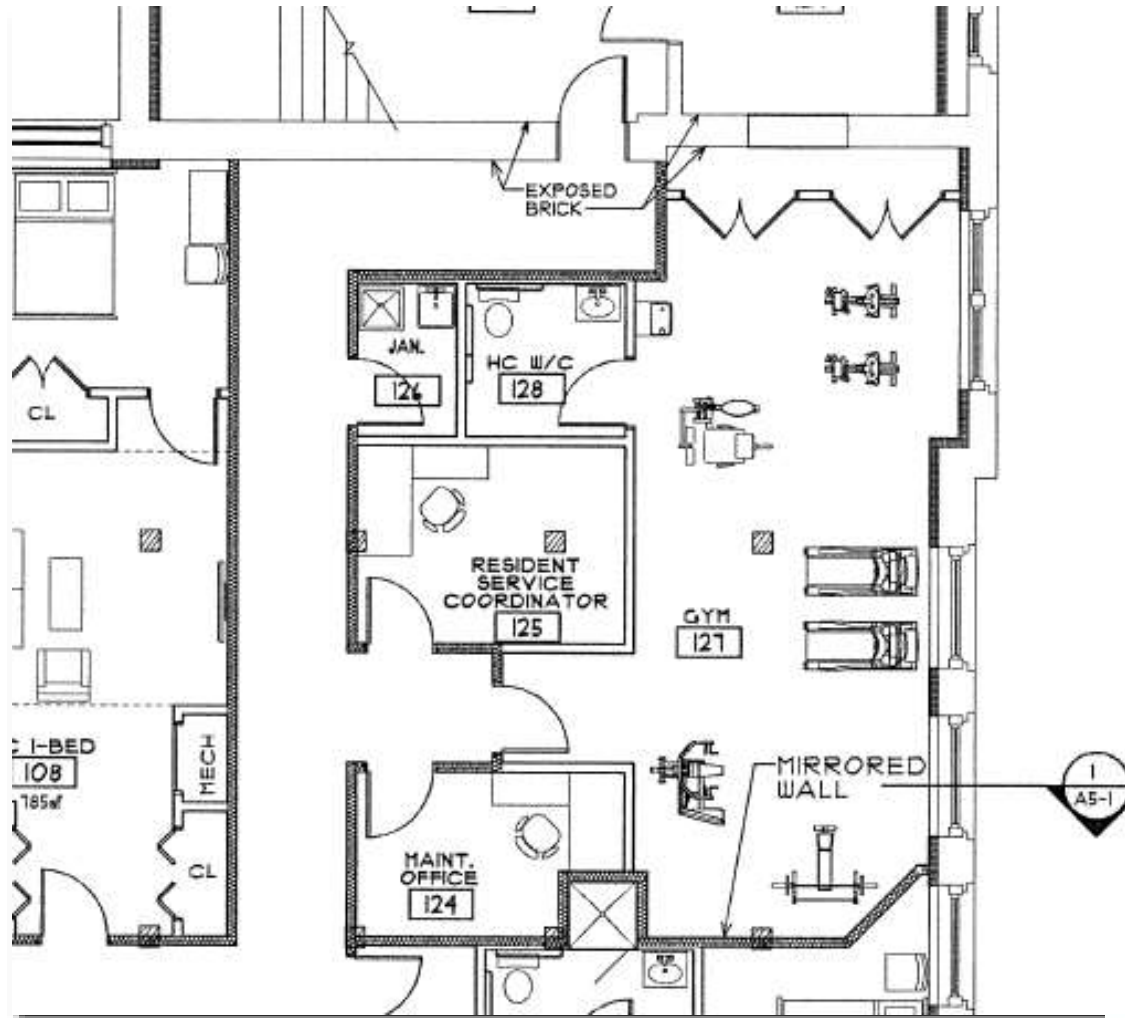
### Input from Developer / Property Manager:

- Feasibility / costs
- Programmatic needs / Service coordination
- Operating requirements and obligations
- Develop ESSHI / Operating / Development Budgets

# Planning with Survivors in Mind: First Floor Camera Plan

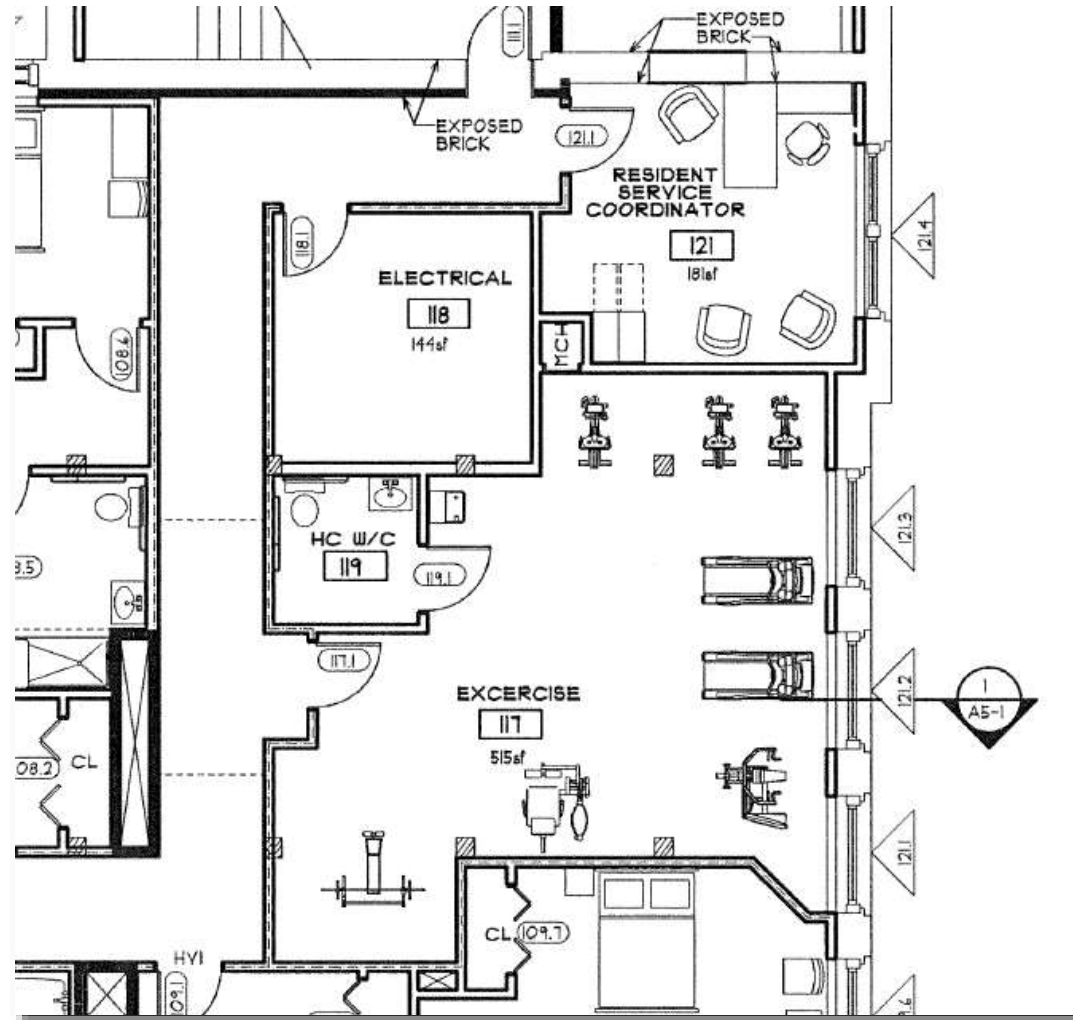


# Planning with Survivors in Mind: 08/2014 Schematic Design





# Planning with Survivors in Mind: 02/2015 Construction Dwg



# Planning with Survivors in Mind: Construction





## ESSHI Reporting & Action Items During Construction

### Formulate and finalize lease up process & activities:

- Dev to communicate leasing expectations / matrix
- Formalize a workflow for referrals from SP
- Review eligibility and suitability requirements and financial obligations of potential applicants
- Review any Dev financial obligations with lease up
- Develop marketing plan / collateral and discuss implementation
  - Coordinate all stakeholders buy-in on roll out and marketing for ESSHI units specifically
- Coordinate inspections

### Contracts:

- Finalize ESSHI contracts / MOU
- Select a contract start date generally coincides with the marketing / lease up effort prior to construction completion



# Planning with Survivors in Mind: Lease Up Matrix

## Unit By Source (Restriction) and Lease Up Schedule

Altitude View - A/C 2000 HST

Unit By Source (Restriction) and Lease Up Schedule

Total Units: 88  
 TC Set Aside: 100%  
 TC PG Date: 8/15/2017  
 TC App Freq: 100%  
 TC Rehab or New: Reg. Rehab. AAR Two construction

															Add Columns for additional restrictions						
Bldg	Unit Number/ID	Unit Address	Floor	Unit Type	Sq.Ft.	Maximums		Restrictions	Gross Rent	Utilities Allowance	Net Rent	Accessories	Volatility	Age	Add Columns for additional restrictions						
						Occupancy	Bedrooms								LETC Unit	SMH4 - Sec. 8 (FPI)	SCAP/CSH4 Unit Approval	AAAP Planning Exemption	Approved Construction Completion		
100	001	802 Craig Street	First Floor	1 Bed	841	1	2	30% Sec8 LHTC	817	40	777	No	No	yes	02+	yes		3/1/18	4/1/18		
100	002	802 Craig Street	First Floor	1 Bed, Type A Adaptable	817	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	003	802 Craig Street	First Floor	1 Bed, Type A Adaptable	788	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	004	802 Craig Street	First Floor	Studio, Type B Adaptable	612	0	2	30% Sec8 LHTC	888	31	808	No	Adaptable	yes	yes	02+	yes	yes rehab	3/1/18	4/1/18	
100	005	802 Craig Street	First Floor	1 Bed, Type A Adaptable	750	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	006	802 Craig Street	First Floor	1 Bed, Fully Accessible	800	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	007	802 Craig Street	Second Floor	1 Bed	858	1	2	30% Sec8 LHTC	817	40	777	No	No	yes	02+	yes		3/1/18	4/1/18		
100	008	802 Craig Street	Second Floor	1 Bed	727	1	2	30% Sec8 LHTC	817	40	777	No	No	yes	02+	yes		3/1/18	4/1/18		
100	009	802 Craig Street	Second Floor	1 Bed, Fully Accessible	876	1	2	30% Sec8 LHTC	817	40	777	Accessible	No	yes	02+	yes		3/1/18	4/1/18		
100	010	802 Craig Street	Second Floor	1 Bed, Type A Adaptable	782	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	011	802 Craig Street	Second Floor	Studio, Type B Adaptable	522	0	2	30% Sec8 LHTC	888	31	888	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	012	802 Craig Street	Second Floor	Studio	900	0	2	30% Sec8 LHTC	888	31	888	No	No	yes	02+	yes		3/1/18	4/1/18		
100	013	802 Craig Street	Second Floor	Studio, Type B Adaptable	496	0	2	30% Sec8 LHTC	888	31	888	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	014	802 Craig Street	Second Floor	Studio, Type B Adaptable	546	0	2	30% Sec8 LHTC	888	31	888	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	015	802 Craig Street	Second Floor	1 Bed, Type A Adaptable	702	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	016	802 Craig Street	Second Floor	1 Bed, Type A Adaptable	800	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	017	802 Craig Street	Third Floor	1 Bed, Type A Adaptable	784	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	018	802 Craig Street	Third Floor	1 Bed, Type A Adaptable	784	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	019	802 Craig Street	Third Floor	Studio, Type B Adaptable	522	0	2	30% Sec8 LHTC	888	31	888	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	020	802 Craig Street	Third Floor	Studio, Type A Adaptable	514	0	2	30% Sec8 LHTC	888	31	888	No	No	yes	02+	yes		3/1/18	4/1/18		
100	021	802 Craig Street	Third Floor	Studio, Fully Accessible	496	0	2	30% Sec8 LHTC	888	31	888	Accessible	No	yes	02+	yes		3/1/18	4/1/18		
100	022	802 Craig Street	Third Floor	1 Bed, Type A Adaptable	842	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	023	802 Craig Street	Third Floor	Studio, Type B Adaptable	478	0	2	30% Sec8 LHTC	888	31	888	No	Adaptable	yes	yes	02+	yes	yes rehab	3/1/18	4/1/18	
100	024	802 Craig Street	Third Floor	1 Bed, Type A Adaptable	782	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	025	802 Craig Street	Third Floor	1 Bed, Type A Adaptable	886	1	2	30% Sec8 LHTC	817	40	777	No	Adaptable	yes	yes	02+	yes		3/1/18	4/1/18	
100	026	400 Craig Street	Second Floor	1 Bed, Type A Adaptable	745	1	2	50% LHTC	846	31	846	No	No	yes	02+	yes		4/1/18	4/1/18		
100	027	400 Craig Street	Second Floor	3 Bed	1,185	3	1.5	6	50% Sec8 LHTC	1,254	66	1,184	No	No	yes	02+	yes	yes family	4/1/18	4/1/18	
100	028	400 Craig Street	Second Floor	2 Bed, Type B Adaptable	895	2	1	4	50% Sec8 LHTC	1,300	54	952	No	No	yes	02+	yes		4/1/18	4/1/18	
100	029	400 Craig Street	Second Floor	2 Bed	901	2	1	4	50% LHTC	1,322	54	968	No	No	yes	02+	yes		4/1/18	4/1/18	
100	030	400 Craig Street	Second Floor	1 Bed, Type B Adaptable	828	1	1	2	50% LHTC	846	31	846	No	No	yes	02+	yes		4/1/18	4/1/18	
100	031	400 Craig Street	Second Floor	3 Bed	1,164	3	1.5	6	50% LHTC	1,777	66	1,177	No	No	yes	02+	yes		4/1/18	4/1/18	
100	032	400 Craig Street	Intermediate Floor 2-3	Studio	734	0	1	2	50% LHTC	900	31	824	No	No	yes	02+	yes		4/1/18	4/1/18	
100	033	400 Craig Street	Third Floor	1 Bed, Fully Accessible	741	1	1	2	50% LHTC	846	31	846	Accessible	No	yes	02+	yes		4/1/18	4/1/18	
100	034	400 Craig Street	Third Floor	1 Bed, Type B Adaptable	782	1	1	2	50% LHTC	846	31	846	No	Adaptable	yes	yes	02+	yes		4/1/18	4/1/18
100	035	400 Craig Street	Third Floor	2 Bed, Type B Adaptable	904	2	1	4	50% LHTC	1,322	54	968	No	Adaptable	yes	yes	02+	yes		4/1/18	4/1/18
100	036	400 Craig Street	Third Floor	2 Bed, Type B Adaptable	802	2	1	4	50% LHTC	1,322	54	846	No	No	yes	02+	yes		4/1/18	4/1/18	
100	037	400 Craig Street	Third Floor	1 Bed, Type A Adaptable	828	1	1	2	50% LHTC	846	31	846	No	Adaptable	yes	yes	02+	yes		4/1/18	4/1/18
100	038	400 Craig Street	Third Floor	2 Bed, Type A Adaptable	1,212	2	1.5	6	50% Sec8 LHTC	1,399	66	1,193	No	Adaptable	yes	yes	02+	yes		4/1/18	4/1/18
100	039	702 Stanley Street	First Floor	1 Bed	622	1	2	50% Sec8 LHTC	817	36	731	No	No	yes	02+	yes	yes rehab	4/1/17	9/26/17		
100	040	702 Stanley Street	Second Floor	1 Bed	879	1	2	50% Sec8 LHTC	817	36	731	No	No	yes	02+	yes	yes rehab	4/1/17	9/26/17		
100	041	702 Stanley Street	Third Floor	2 Bed	790	2	1	4	50% Sec8 LHTC	1,006	114	892	No	No	yes	02+	yes	yes family	10/1/17	10/1/17	
100	042	702 Stanley Street	Fourth Floor	2 Bed	842	2	1	4	50% Sec8 LHTC	1,006	114	840	No	No	yes	02+	yes	yes rehab	10/1/17	10/1/17	
100	043	716-720 Stanley Street	First Floor	2 Bed, Fully Accessible	907	2	1	4	50% Sec8 LHTC	1,006	114	900	Accessible	No	yes	02+	yes		1/1/18	1/25/18	
100	044	716-720 Stanley Street	Second Floor	3 Bed	876	3	1	4	50% Sec8 LHTC	1,006	114	840	No	No	yes	02+	yes	yes family	1/1/18	1/25/18	
100	045	716-720 Stanley Street	Third Floor	1 Bed, Type B Adaptable	781	1	2	50% Sec8 LHTC	817	36	731	No	Adaptable	yes	yes	02+	yes	yes rehab	1/1/18	1/25/18	
100	046	716-720 Stanley Street	Fourth Floor	3 Bed	1,463	3	1.5	6	50% Sec8 LHTC	1,006	114	1,155	No	No	yes	02+	yes		1/1/18	1/25/18	
100	047	716-720 Stanley Street	First Floor	2 Bed, Type A Adaptable	827	2	1	4	50% LHTC	1,022	114	900	No	Adaptable	yes	yes	02+	yes		1/1/18	1/25/18
100	048	716-720 Stanley Street	Second Floor	2 Bed	875	2	1	4	50% LHTC	1,022	114	900	No	No	yes	02+	yes		1/1/18	1/25/18	
100	049	716-720 Stanley Street	Third Floor	1 Bed, Type B Adaptable	718	1	2	50% LHTC	846	36	761	No	Adaptable	yes	yes	02+	yes		1/1/18	1/25/18	

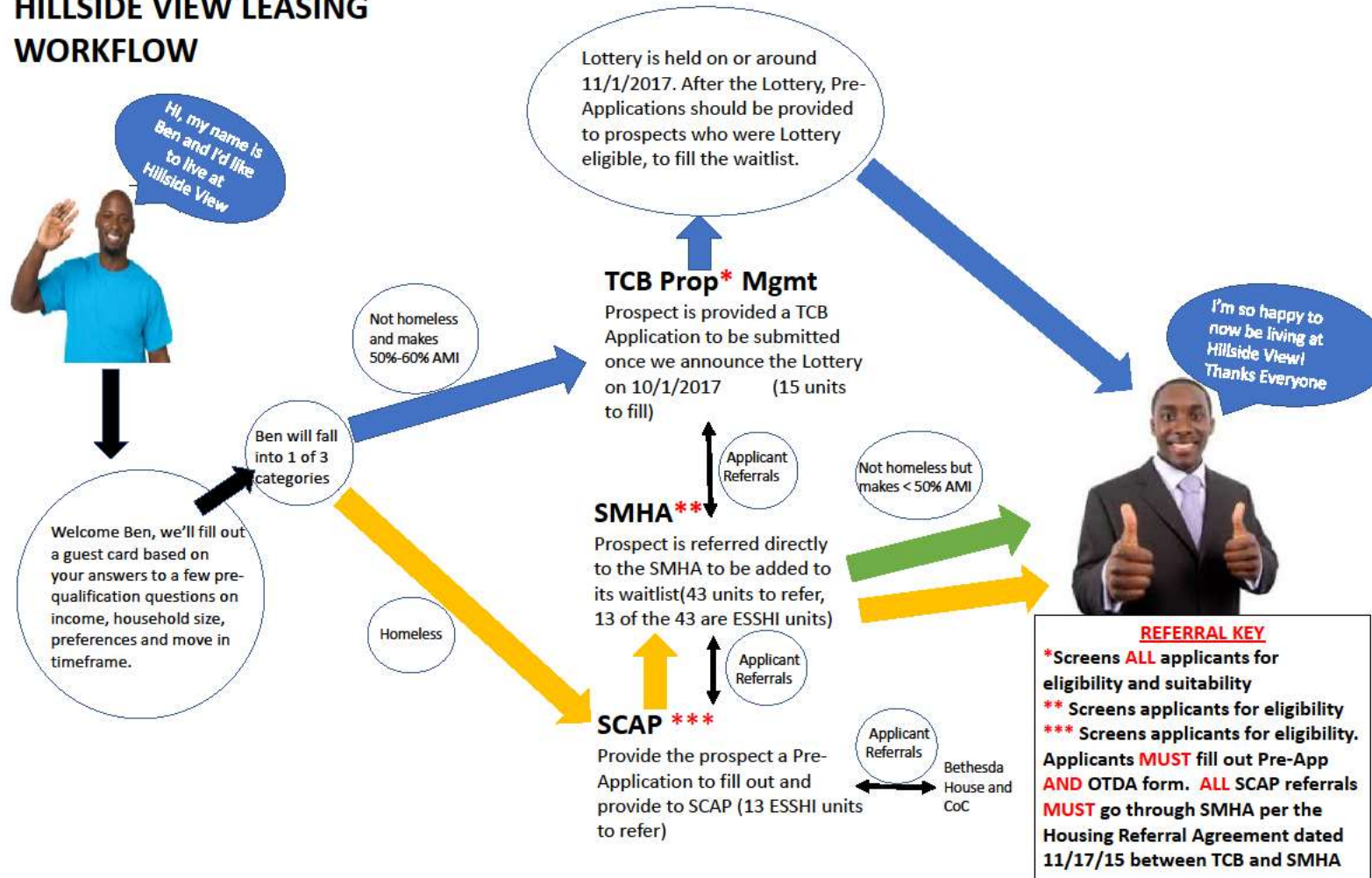
# Planning with Survivors in Mind: Interim Operating Budget

## LEASE-UP CASH FLOW PROJECTION

		Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18
<b>INCOME</b>														
<b>ESSHI</b>														
Salary					3,731			3,731			3,731			3,731
Fringe					2,009			2,009			2,009			2,009
Security Contract											24,000			
Additional Exterior Cameras											10,000			
Marketing Expenses					813			813			813			813
Furnishings					19,500									
<b>Total ESSHI</b>	-	-	-	-	<b>26,053</b>	-	-	<b>6,553</b>	-	-	<b>40,553</b>	-	-	<b>6,553</b>
<b>Development Budget (Marketing)</b>														
Office Staff Payroll					3,500	3,500	3,500	3,500						
Maintenance Staff Payroll					2,500	2,500	2,500							
Answering Service		174												
Accounting/ Bookkeeping		290												
Telephone		78	78	78	78									
Internet		140	140	140	140									
<b>Total Development Budget</b>	-	<b>682</b>	<b>218</b>	<b>218</b>	<b>6,218</b>	<b>6,000</b>	<b>6,000</b>	<b>3,500</b>	-	-	-	-	-	-
<b>Income from Operations</b>														
Rental Income	2%	-	-	-	731	1,462	1,462	1,462	1,462	1,462	1,462	1,462	1,462	1,462
# units leased		-	-	-	1	2	2	2	2	2	2	2	2	2
Vacancy		-	-	-	-	-	-	-	-	(73)	(73)	(73)	(73)	(73)
<b>EGI</b>		-	-	-	<b>731</b>	<b>1,462</b>	<b>1,462</b>	<b>1,462</b>	<b>1,462</b>	<b>1,389</b>	<b>1,389</b>	<b>1,389</b>	<b>1,389</b>	<b>1,389</b>
<b>Total Income</b>		<b>682</b>	<b>218</b>	<b>218</b>	<b>33,002</b>	<b>7,462</b>	<b>7,462</b>	<b>11,515</b>	<b>1,462</b>	<b>1,389</b>	<b>41,942</b>	<b>1,389</b>	<b>1,389</b>	<b>7,942</b>

# Planning with Survivors in Mind: Leasing Workflow

## HILLSIDE VIEW LEASING WORKFLOW





# Planning with Survivors in Mind: Completion & Full Lease-Up



Welcome residents home (new move-in orientation)

Staff and partners providing services

Service documentation using SP software / data base

Regular meetings with partners

Implement annual resident survey

Housing Stabilization Standard of Practice with Property Manager coordinated with SP

# Planning with Survivors in Mind: Property Operations



# Planning with Survivors in Mind: Property Operations



# Planning with Survivors in Mind: Partnering

Upon completion of the Tapestry building, Unity House staff worked on building relationships with program staff at the Tapestry building. This was a crucial step in collaborating to serve survivors moving into Tapestry. Cross-training and communication were key.

- Trauma Informed Care trainings
- DV 101 trainings
- Working together to create a building of community
- Constant and open communication



# Planning with Survivors in Mind: Case Management

Built within the framework for the collaboration serving survivors is a commitment to ensure needs are met with on-site Unity House case management for residents.

- There is an on-site case manager and mental health counselor.
- Providing Holistic services
- Resident accessibility to UHDV staff
- UHDV staff can assist both residents and Tapestry staff to come up with solutions when any issues arise.
- Multiple benefits of having Domestic Violence staff located in the building.

# Planning with Survivors in Mind: New Experiences

UHDV staff located at Tapestry has the ability to manage their own extracurricular funds thanks to funding by ESSHI. A result of this funding is the ability to provide new experiences to survivors living in Tapestry that they may not have access to otherwise.

- Community dinners
- Weekly art groups
- Outings with families throughout the year
- Increasing socialization through larger community events such as Harvest Festival



Fine Dining Dinner-Summer 2018



Art Group-  
Weekly

# Planning with Survivors in Mind: Positive Community

- Shifting the bond around illness to bonding around wellness and positive socialization.
- Helping survivors learn life skills and how to set boundaries within their relationships.
- Engaging survivors in larger Unity House organized events with a focus on how positive community socialization can increase well-being and community support.
- DV groups within the Tapestry community to increase socialization.



Pumpkin Carving-October  
2018

# Planning with Survivors in Mind: Positive Community



Garden Club-Spring  
2019

Holiday Party-  
December 2018





# Planning with Survivors in Mind: Community Relationships



# Planning with Survivors in Mind: Contact Information

Jennica Huff  
Senior Project Manager  
The Community Builders, Inc.  
90 State St, Ste.602, Albany NY 12207  
Office: 518-795-3413  
[Jpetrik-Huff@TCBINC.ORG](mailto:Jpetrik-Huff@TCBINC.ORG)

Jamie DeHart  
Housing Program Director  
Unity House of Troy,  
Domestic Violence Program  
504 Broadway, Troy NY 12180  
Office: 518-272-5917  
[Jdehart@UnityHouseNY.org](mailto:Jdehart@UnityHouseNY.org)

## Thank you!