



Robin's Nest

Opened in October 2006, Robin's Nest is single-site permanent housing for young adults only, providing 10 efficiency apartments. The program is expanding to serve 30 young adults by the end of summer 2007.

Owner, Developer, and Service Provider:
Robin's Nest.

Property Management:
Conifer Realty, who has expertise in managing properties funded through the Low Income Housing Tax Credit program.

Targeted Tenancy:
Young adults (between ages of 18 to 21 at time of entry) who have aged out of foster care system or are otherwise homeless, who have demonstrated a willingness and ability to make good use of supportive services, and who have an interest in achieving stability.

Service Approach and Philosophy:
All services are voluntary. There is a strong emphasis on supporting autonomy, independence, and responsible behavior in a non-intrusive way.

Key Features and Innovations:

- Tenants pay 30% of their income in rent.
- Intensive assessment and evaluation.
- Focus on identifying family, family friends, community and peer support as resources for participants.
- "Double-wing" design, each wing with five self-contained efficiency apartments with private baths. Wings are separated by a shared porch and by a one-bedroom apartment for a live-in manager.
- Services include:
 - Life skills development.
 - Educational/vocational development.
 - Effort to meet physical and mental health needs of residents.
 - Mental health and substance use counseling and treatment referrals.
 - Resident's Advisory Board.
 - Intensive intervention to prevent premature discharge.
 - Wrap around funding assisting with bus passes, work clothes, photo IDs, driving lessons, and other needs.

Financing Information:

Capital:	
4% Low Income Housing Tax Credits	\$2,406,311
New Jersey Housing Mortgage and Finance Agency's Special Needs Trust Fund	\$4,320,200
Federal Home Bank of New York Loan	\$75,000
Columbia Bank Foundation	\$21,000
Department of Human Services Capital Bond Grant	\$75,000
Private Foundation	\$6,000
Total Development Cost	\$7,163,511

Operating: \$5,268 per unit per year, with subsidies provided through the State Rental Assistance Program vouchers.

Services: \$31,265 per resident.

Staffing Information:

- Program Director
- Residence Manager
- Mental Health Clinician
- Clinical Supervisor (pro-rated)
- Independent Living Coordinator
- Mentor Specialist
- Employment/Career Specialist

Additional Project Details

About Robin's Nest:

Robins' Nest has extensive experience in providing both residential and independent living services to youth. Since 1969, the agency has provided group home care for adolescent girls with emotional and behavioral problems. In 1980, the agency incorporated a transitional living component into the residential program for residents without familial supports, where they could learn independent living skills while receiving intensive therapeutic care. In 1992, the agency opened On My Own, which provides aftercare services for young adults aging out of foster care.

Building Design and Amenities:

The building has two wings, each wing with five self-contained efficiency apartments with private baths. The wings are separated by a shared porch and by a one-bedroom apartment for a live-in manager. There is on-site shared laundry and common meeting room. Future plans include expanding to 20 additional units with two additional staff units. Some residents are currently being housed off-site while additional units are under construction.

Referral Sources:

Referrals provided by the Division of Youth and Family Services (DYFS), Transitional Independent Living programs, Chafee aftercare programs, street outreach, homeless shelters, schools, and self-referrals.

Significant Building Rules:

No pets are permitted. Robin's Nest maintains restricted visiting hours, no drugs or alcohol, and residents must be engaged in productive activities at least thirty-five hours per week.

Evaluation and Quality Assurance Methods:

Client satisfaction surveys are administered one month after entry and every three months thereafter. The survey asks for feedback regarding staff, property management and services. On a quarterly basis, staff review program outcome objectives, incidents, accidents, complaints and grievances, making program changes as needed.

Program Outcomes:

Target outcomes identified for tenants of this project include: 75% meet lease requirements and maintain stable housing; 80% maintain stable housing for 6-months post discharge; 90% who enter without high school diploma/GED attain one by time of discharge; 90% who have goals of post-secondary education or training will be enrolled in a program within 6-months after entering program; 75% not enrolled in school maintain employment last at least 6 months; 80% of graduates maintain employment for 6-months after discharge; 95% improve life skills as measured by Ansell Casey Life Skills Tool; 100% have regular medical and dental check-ups and care; 90% improve level of emotional and mental health well being as measured by Beck Hopelessness Scale and Coping Scale for Adults; 75% achieve at least 80% of their individual goals; 90% of residents and 90% of referring workers will be very satisfied or satisfied with their relationship with the program staff and services.

About CSH:

The Corporation for Supportive Housing (CSH) is a national, nonprofit organization that helps communities create permanent housing with services to prevent and end homelessness. CSH advances its mission by providing high-quality advice and development expertise, by making loans and grants to supportive housing sponsors, by strengthening the supportive housing industry, and by reforming public policy to make it easier to create and operate supportive housing. CSH delivers its core services primarily in nine states (California, Connecticut, Illinois, Michigan, Ohio, Minnesota, New Jersey, New York, Rhode Island) and in Washington, DC. CSH also operates targeted initiatives in 6 states (Indiana, Kentucky, Maine, Massachusetts, Oregon, and Washington) and provides limited assistance to many other communities.

Contact Information:

Robin's Nest
Ruth London, Chief Operating Officer
42 S. Delsea Drive
Glassboro, New Jersey 08028
856.881.8689 x161
rlondon@robinsnestinc.org
www.robinsnestinc.org

Corporation for Supportive Housing
650 South Broad Street, 3rd Floor
Trenton, NJ 08611
609.392.7820
609.392.7818 fax
nj@cshe.org
www.cshe.org