



Brick Row Apartments

Located on the western edge of Willimantic, this complex of four nineteenth-century buildings was completely renovated in 1997. Three of the buildings now house 30 apartments - a mix of efficiency and one-bedroom units - and the fourth building is used for social services and property management offices, plus community space for use by the tenants.

Owner, Sponsor, and Service Provider: United Services, Inc.

Development Consultant: Real Estate Solutions

Property Management: Community Housing Management

Tenant Profile: Formerly homeless adults with disabilities of mental illness and/or substance abuse, and low income adults needing affordable housing

Service Approach: Supportive services are available but not required.

Key Features and Innovations

- Brick Row Apartments was the first supportive housing development in Eastern Connecticut.
- Each unit has a kitchen and bath, and is equipped with basic furnishings.
- Each apartment in Brick Row has its own separate entrance.
- One of the 4 buildings in the Brick Row Apartment complex houses the service and management office, as well as community space for tenants.
- The neighborhood is mixed residential, commercial and industrial, with single and small family dwellings.
- Brick Row is accessible to bus lines, and is within walking distance of healthcare and recreational facilities. A nearby social center is operated by the project sponsor.

Financing Information

Capital Financing Sources

Connecticut Department of Economic and Community Development	\$1,875,000
Low Income Housing Tax Credits (LIHTC)	\$ 606,288
Connecticut Housing Finance Authority	\$ 375,000
Total	\$2,856,288

Operating Financing Sources

Operating Reserve	\$1,274,265
Shelter Plus Care (15 subsidies)	\$ 106,236/year

Services Financing Sources

Connecticut Department of Mental Health and Addiction Services	\$ 132,230/year
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About United Services, Inc.

United Services, Inc. was created in 1964 by a group of concerned community members who saw the unmet need for behavioral health and family support services in the northeastern part of the state. Expanding its community based services during the 1970's and 1980's in response to deinstitutionalization, United Services is now one of the most comprehensive community-based behavioral health centers in the state—providing psychosocial, mental health, chemical abuse, education and prevention services to the community, as well as employee assistance program services for the business community. United Services employs more than 250 staff, provides services through more than 30 different programs to individuals and families in the 21 towns of Northeast Connecticut.

CSH and the Supportive Housing Demonstration Program

CSH and the Connecticut Department of Mental Health and Addiction Services (DMHAS) spearheaded the first supportive housing production initiative, known as the Supportive Housing Demonstration Program. Between 1993 and 1998, CSH was instrumental locally in bringing together additional public sector partners, including the state departments of Social Services, Economic and Community Development, and the Connecticut Housing Finance Authority (CHFA), to commit to financing the 281 units that were developed through this first interagency collaborative effort. This commitment was secured through a Memorandum of Understanding (MOU) between the state agency partners, and it defined, among other things, the financial resources to be contributed by each of the partners. As part of this MOU, CSH also committed to providing predevelopment financing for each of the projects. CSH also provided acquisition loans, technical assistance to the sponsors and development consultants, and capacity-building grants to the projects. Brick Row Apartments is another successful model that contributes to the Reaching Home Campaign goal of creating 10,000 new units of supportive housing in the State of Connecticut.

About CSH

To prevent and end homelessness, the nonprofit Corporation for Supportive Housing (CSH) works with communities across the country to create permanent affordable homes where people receive support services in a stable environment. Since 1991, we have provided advocacy, expertise, leadership, and financial resources to advance supportive housing for people struggling with mental illnesses, substance use, and other disabling health conditions. CSH has leveraged over \$1 billion and provided nearly \$125 million in loans and grants – propelling the successful development of thousands of high-quality homes for single adults, families with children, and young adults, who would otherwise be on the streets. CSH is committed to a ten-year plan of creating 150,000 new units of supportive housing by 2012.



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