



### Cedar Hill Apartments

Opened in February 1998, Cedar Hill provides women and men who were homeless with a safe, affordable home. This twenty-five unit building provides affordable apartments with professional supportive services on site. Half of the units are reserved for people who are dually diagnosed with mental illness and substance use. Prevention and crisis intervention are key components of the programming.

**Owner, Developer, and Property Manager:** HOME, Inc.

**Service Provider:** Columbus House, Inc.

**Tenant Profile:** Formerly homeless adults with behavioral health disorders, and low-income adults needing affordable housing.

**Service Approach:** Services are available on-site at the request of the resident, and include an emphasis on leadership development opportunities.

### Key Features and Innovations

- Features 25 efficiency units (2 are wheelchair adapted), that are fully furnished. Each unit has its own kitchen and bath.
- All of the residents sign annual lease agreements with the owner, HOME, Inc., and pay approximately 30% of their income to rent.
- Tenants are able to participate - if they choose - in a training and empowerment initiative for persons who were homeless and who are living in supportive housing. This Leadership Project, sponsored by Columbus House, builds tenant leadership skills through a structured curriculum, and culminates in "graduates" being placed on the Boards of Directors of agencies that provide services to homeless persons.
- Cedar Hill is located on a bus line and within walking distance to small stores and restaurants, with a large public park directly across the street.

### Financing Information

#### Capital Financing Sources

Connecticut Department of Economic and Community Development	\$1,562,500
Connecticut Housing Finance Authority	\$ 312,500
Low Income Housing Tax Credits (LIHTC)	\$ 240,227
<b>TOTAL</b>	<b>\$2,115,227</b>

#### Operating Financing Sources

LIHTC (Operating Reserve)	\$1,087,000
Shelter Plus Care (13 units)	\$ 130,104/yr

#### Services Financing Sources

Connecticut Department of Mental Health and Addiction Services	\$ 114,644/yr
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## About Columbus House, Inc.

Columbus House, Inc. was founded in 1982 as an emergency shelter for homeless adults. Over the past 20 years, the agency has grown and expanded its services to include transitional and permanent supportive housing, in addition to intensive case management and outreach services for more than 1,500 clients. Columbus House actively seeks to better understand and effectively address the complex factors that create homelessness. Along with food and shelter, Columbus House staff provide comprehensive assessments, case management services, and other programs and services designed to address the root causes and consequences of homelessness.

## 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. Cedar Hill 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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