Center House
Center House opened in December 2006 and provides permanent supportive housing for formerly homeless individuals living with HIV/AIDS. This new construction project includes 25 studio apartments and also includes a large service center for persons affected by HIV disease, expansive common spaces, and an outdoor garden area. All units are fully accessible and fully furnished. Tenants are offered supportive services, including case management, healthcare, and employment services.

Owner: Center House Partnership, LP
Developer: The Center in Asbury Park
Property Management: D&M Property Management
Service Provider: The Center and various community agencies
Tenant Profile: This project is targeted for homeless individuals living with HIV/AIDS.
Service Approach: Services are offered to all tenants and are available both on-site and in the community. Health care and employment opportunities are key components of the project.

Key Features and Innovations
- 100% supportive housing for persons living with HIV/AIDS.
- 25 new construction, single-story units, all of which are fully ADA accessible.
- On-site meals prepared by in-house chef at no additional cost to tenants if they choose the communal meal option.
- On-site fitness rooms, computer center, and library.
- Meditation Garden with waterfall.
- Transportation services provided to tenants when needed.
- Staffing includes:
  - On-site Director and Case Management staff
  - 24-hour Front Desk staff
  - 24-hour access to emergency services
- Additional supportive services provided through VNA (providing home health care services), and the A-Team (for HIV/AIDS services) at New Jersey Medical Center, and Monmouth County Department of Human Services.

Financing Information

Capital Financing Sources
- 9% Low Income Housing Tax Credits $3,664,120
- Monmouth County HOME $750,000
- HUD Supportive Housing Program $400,000
- New Jersey Special Needs Housing Trust Fund $500,000
- Home Express $308,474
- Federal Home Loan Bank of New York $175,000
- Total $5,797,594

Operating Financing Sources
- HUD Shelter Plus Care $204,192 per year

Services Financing Sources
- HUD Supportive Housing Program $301,000 per year
About The Center in Asbury Park

The Center is a volunteer service organization made up of people from all faiths who come together in response to the growing AIDS crisis in our society. The Center’s mission is to be of personal service to those in the community affected by HIV disease, both those actually living with the virus, as well as their family, friends, and caregivers. At The Center, the bottom line is making a difference in the lives of these individuals. The Center’s programs and services include:

- Food pantry to supplement people in need.
- Transportation to help get people to clinics, doctors appointments, and food stores.
- Monthly Meals serves as an elegant meal for a social experience.
- Luncheon support group.
- Thanksgiving Turkeys and Christmas Gifts help bring joy and love to others.
- Rental, pharmaceutical, and utility subsidies keep people warm, sheltered, and well.

CSH and The Center

The Corporation for Supportive Housing (CSH) provided technical assistance on this project since the concept stage, assisting with recommendations on architects and development consultants, assistance with project design and service delivery, targeted funding for capital and operating subsidies, as well as foundation funding for construction oversight. CSH provided acquisition and pre-development funding for the project and worked closely with The Center and state agencies to ensure project completion. CSH also helped to facilitate meetings with project funders and provided The Center with referrals for development consultants.

About CSH

The Corporation for Supportive Housing (CSH) is a national non-profit organization and Community Development Financial Institution that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. CSH seeks to help create an expanded supply of supportive housing for people, including single adults, families with children, and young adults, who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness. For information regarding CSH’s current office locations, please see www.csh.org/contactus.