



Jarvis Court Homes

The Jarvis Court duplexes provide affordable housing linked to support services for 8 formerly homeless families, and was the first Next Steps Initiative development to achieve full occupancy.

Owner, Sponsor, and Service Provider: Operation Hope, Inc.

Development Consultant: Women's Institute for Housing and Economic Development

Property Management: Cerrone Management Services

Tenant Profile: Operation Hope Affordable Housing serves adults and families who have been homeless and whose head of household is diagnosed with mental illness or co-occurring substance abuse issues.

Services Approach: Residents must agree to program rules including no smoking, no pets, no overnight guests without prior approval. They must actively engage in supportive services.

Key Features and Innovations

- Jarvis Court consists of four townhouse style buildings, located at the end of a quiet street directly adjacent to a public park and ball field.
- Jarvis Court is located in Fairfield, Connecticut, a suburban community within a very high cost rental market.
- Staff provides services and supports such as economic empowerment, self-sufficiency, health and wellness and childcare.
- Prospective tenants and community residents provide volunteer services to the agency and attend Board meetings and other agency events.
- Jarvis Court is another successful model that contributes to the Reaching Home Campaign goal of creating 10,000 new units of supportive housing in Connecticut.

Financing Information

Capital Financing Sources

Connecticut Housing Finance Authority Mortgage	\$1,600,000
Federal Home Loan Bank (FHLB)	\$ 700,000
Community Development Block Grant	\$ 200,000
Sponsor Contributed Capital	\$ 603,085
Total	\$ 3,103,085

Operating Financing Sources

Connecticut Rental Assistance Program (8 subsidies)	\$ 63,588/yr
Operating Reserve	\$ 23,132/yr

Services Financing Sources

Connecticut Department of Social Services	\$ 104,000/yr
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About Operation Hope, Inc.

Operation Hope, Inc. is a non-profit 501(c)(3) organization formed in 1986 by local citizens concerned about individuals in the community unable to meet their own basic needs of food and shelter. The organization works to end homelessness, one person at a time. Its stated mission is to “provide innovative solutions to homelessness in Fairfield and the surrounding community through housing development, advocacy, education and personalized support services for individuals and families. We help people to reach their potential in an environment where compassion inspires dignity and hope.”

CSH and the Sponsor

CSH provided both predevelopment financing and technical assistance to the sponsor during the development of Jarvis Court. This was the first project to complete construction as part of the Next Steps Initiative—the most recent structured supportive housing production and financing initiative. CSH and the Connecticut Department of Mental Health and Addiction Services (DMHAS), in collaboration with the Department of Social Services, the Department of Economic and Community Development, and the Connecticut Housing Finance Authority, have spearheaded a multi-year, interagency effort designed to create at least 1,000 units of supportive housing over five years. This commitment, which is secured through a Memorandum of Understanding (MOU) between the state partners, reserves funding for development, operations, and services for qualified projects.

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.



Corporation for Supportive Housing
129 Church St, 2nd floor
New Haven, CT 06510
T: 203-789-0826
F: 203-789-8053
E: [sneep@csh.org](mailto:snep@csh.org) or www.csh.org