



Mary Seymour Place

Opened in December 1997 as one of the first Supportive Housing Demonstration Program developments, Mary Seymour Place is located in the North End of Hartford and provides housing for 30 single men and women who were homeless or low-income in need of affordable housing.

Owner, Sponsor, and Service Provider: My Sister's Place, Inc

Development Consultant: Connecticut Housing Investment Fund

Property Management: DeMarco Management

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

Service Approach: Supportive services are available to all residents but participation is not required

Key Features and Innovations

- 30 fully furnished one-bedroom units each with their own private kitchen and bath.
- The four-story brick structure replaced two vacant and blighted lots along a main thoroughfare.
- Building on longstanding ties in their "home" neighborhood, the sponsor is fully committed to developing more supportive and affordable housing as critical to ending homelessness.
- All tenants sign leases and pay 30% of their income to rent.
- Voluntary case management and referral/advocacy services are available.
- Near public transportation, recreational and social service facilities.

Financing Information

Capital Financing Sources

Connecticut Department of Economic and Community Development	\$ 1,875,000
Low Income Housing Tax Credits (LIHTC)	\$ 722,879
Connecticut Housing Finance Authority	\$ 375,000
FHLB Affordable Housing Program Grant	\$ 110,000
Connecticut Housing Tax Credits	\$ 95,000
Sponsor Capital (Developer's Fee)	\$ 115,000
TOTAL	\$ 3,292,879

Operating Financing Sources

LIHTC (Operating Reserves)	\$1,140,000
Shelter Plus Care (15 units)	\$ 145,080/yr

Services Financing Sources

Connecticut Department of Mental Health and Addiction Services	\$186,902/yr
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About My Sister's Place, Inc.

My Sister's Place was established upon a vision that housing and supports provide pathways to ending homelessness for women and children in the Greater Hartford area. Since 1982, My Sister's Place has provided a continuum of emergency and transitional housing services for women and their children in the North End of Hartford. Since 1997, My Sister's Place has been a sponsor of Mary Seymour Apartments, a 30-unit permanent supportive housing project in the same neighborhood, and one of the original nine Demonstration Program sites.

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. Mary Seymour Place 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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