



Schafer Hall Young Adult Initiative

Schafer Hall is single-site, 91-unit permanent housing project with a mixed tenancy of different special needs populations, including 25 studio apartments set-aside to serve young adults. The first young adult tenants moved in November 2001.

Owner, Developer, and Service Provider:

The Lantern Group

Tenant Profile:

Tenants must be ages 18 - 23 years old, and must have aged out of foster care within 2 years, with income no greater than 60% of median, with disability status, and with no other housing options. Must provide proof of employment for at least 3 months, and must participate in an interview with staff to assess interest in program participation and commitment to self-improvement.

Service Approach:

Services are voluntary, and the program seeks to create a nurturing environment with expectations for work, continued education, and other achievements and improvements.

Key Features and Innovations:

- Building has mixed population of young adults, families, and single adults.
- Program supports young adults to achieve housing, economic, social and psychological stability, and to become independent.
- Tenants are encouraged to meet with staff who are skilled in services for their individual needs.
- Services include:
 - Employment, vocational and training referrals.
 - Job retention and world of work counseling.
 - Assistance to apply for GED, college, trade school.
 - Interpersonal/relationship skills building.
 - Mental health and substance use counseling and treatment referrals.

Financing Information:

Capital:

HPD SRO Loan Program	\$ 9,800,000
Low Income Housing Tax Credits	\$ 2,600,000
Total	\$12,400,000

Operating:

Section 8 Vouchers	\$7,824 per unit per year
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Services:

The Supported Housing for Families and Young Adults Program provides \$82,500 annually; HUD SHP Grant provides \$79,000 annually, for total of \$161,500 annually, or \$6,460 per unit per year.

Staffing:

- One Social Worker
- One Employment/Education Specialist
- One Program Supervisor

Additional Project Details

About The Lantern Group:

Founded in 1997, The Lantern Group is an experienced non-profit developer of permanent affordable low-income housing and supportive housing for people with special needs. The agency has developed and is currently operating over 1,000 units throughout the City, and additional buildings are in development.

Building Design and Amenities:

Schafer Hall has 91 apartments of supportive housing, 25 furnished studio units set-aside for Schafer Hall Young Adult Initiative young adults, 30 two-bedroom apartment for families with special needs, and 36 studios for single adults with special needs. There is cellar level space devoted to social services including offices and community rooms and one first floor office dedicated to the young adult program.

Referral Sources:

Referrals provided by New York City Administration for Children's Services' contracted foster care agencies as well as nonprofit organizations and community-based organizations that work with foster care youth.

Significant Building Rules:

Pets are not allowed at Schafer Hall, there is no smoking in common areas of the building, and guests must sign-in, show identification and be escorted in the building by the tenant they are visiting.

Evaluation and Quality Assurance Methods:

Residents' progress is tracked through weekly staff meetings and through computerized case management systems.

Program Outcomes:

This program supports young adults to achieve housing, economic, social and psychological stability and become independent. Currently 20 out of 23 are working, 4 are enrolled in work training programs, 11 are enrolled in college (2 and 4 yr), and all program participants report improvements in employment and many have increased their income. The average length of stay is 2.6 years with a current range of 3 months to 5 years.

About CSH:

The Corporation for Supportive Housing (CSH) is a national, nonprofit organization that helps communities create permanent housing with services to prevent and end homelessness. CSH advances its mission by providing high-quality advice and development expertise, by making loans and grants to supportive housing sponsors, by strengthening the supportive housing industry, and by reforming public policy to make it easier to create and operate supportive housing. CSH delivers its core services primarily through eight geographic hubs: California, Illinois, Michigan, Ohio, Minnesota, New Jersey, New York, and Southern New England (Connecticut, Rhode Island). CSH also operates targeted initiatives in Kentucky, Maine, Oregon, and Washington, and provides limited assistance to many other communities.

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