



### Whalley Terrace

Opened in March 2008, Whalley Terrace provides elderly women and men who were homeless with a safe, affordable home. This twenty-two unit building provides affordable 1-bedroom apartments with professional supportive services on site. Ten of the units are reserved for people who are homeless (or at risk of homelessness) and who are diagnosed with mental illness and/or 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 (or at-risk of being homeless) elderly adults with behavioral health disorders, and low-income elderly adults needing affordable housing.

**Service Approach:** Services are available on-site at the request of the resident, with a focus on maintaining housing stability.

### Key Features and Innovations

- Features 22 spacious 1-bedroom units that are fully furnished. Each unit has its own kitchen and bath, and 10 of the units are fully handicapped accessible.
- All of the residents sign annual lease agreements with the owner, HOME, Inc., and pay approximately 30% of their income to rent.
- Staff provides ongoing services and supports such as economic empowerment, self-sufficiency, health and wellness supports.
- Supportive services staff are available on site Monday-Friday from 8:00 am to 6:00 pm, with on-call coverage available 24 hours a day.
- Whalley Terrace is located on a bus line and within walking distance to small stores and restaurants.

### Financing Information

#### Capital Financing Sources

|  |                    |
|--|--------------------|
| Connecticut Housing Finance Authority                        | \$3,000,000        |
| Low Income Housing Tax Credits (LIHTC)                       | \$2,461,923        |
| Other Sources (State Housing Tax Credits, Noble Trust Grant) | \$ 428,194         |
| <b>TOTAL</b>   | <b>\$5,890,117</b> |

#### Operating Financing Sources

|   |                     |
|---|---------------------|
| LIHTC (Operating Reserve; Working Capital Reserve)                  | \$1,009,077         |
| Connecticut Department of Social Services Rental Assistance Program | \$ 198,000 per year |

#### Services Financing Sources

|  |                     |
|--|---------------------|
| Connecticut Department of Mental Health and Addiction Services | \$ 104,500 per year |
|--|---------------------|

## About HOME, Inc.

Housing Operations Management Enterprises, Inc. (HOME, Inc.) was founded in 1988 for the purpose of developing, preserving and managing affordable housing in the Greater New Haven region. Guided by a philosophy that its role is to “create opportunities for human development among residents and their communities”, HOME, Inc. has participated in the development and management of permanent supportive housing in Connecticut since the Demonstration Program—as developer, owner and manager for Cedar Hill Apartments—and to its present role as developer, owner and manager of Whalley Terrace.

## 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 Pilots Initiative

CSH and the Connecticut Department of Mental Health and Addiction Services (DMHAS) have spearheaded a multi-phase supportive housing production initiative known as the Supportive Housing Pilots Initiative. CSH was instrumental locally in bringing together additional partners, including the state departments of Social Services, Economic and Community Development, and the Connecticut Housing Finance Authority (CHFA), to commit to financing up to 650 new units of supportive housing. Whalley Terrace 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

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](http://www.csh.org/contactus).



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