



The Domenech

A new construction development of 72 one-bedroom and studio units for homeless and lower income seniors, including a library/lounge, and a large garden in the back

Developer and Owner:
Common Ground

Property Management:
Common Ground

Tenant Profile:
Low-income homeless and chronically homeless seniors with special needs and low-income seniors ages 62 and older

Supportive Services Providers:
Common Ground

Services Approach:
On-site support services designed to assist residents in maintaining their health and independence

Key Features and Innovations

- Common Ground's first residence for homeless and lower income seniors
- Combines HUD's Supportive Housing for the Elderly Program (Section 202) with 9% Low Income Housing Tax Credits
- Sustainable features such as a green roof, water-saving plumbing, and locally made concrete planking have the project on track for LEED Silver certification.
- Tenants pay no more than 30% of their income in rent through subsidies from the US Department of Housing and Urban Development's Section 202 Program.
- Tenants have access to on-site medical education and to home health care via an agreement with the Visiting Nurse Service of New York.

Financing Information

Capital Financing Sources

HUD Section 202	\$ 8,673,600
HUD Section 202 PreDevelopment Grant	\$ 323,500
New York State Homeless Housing Assistance Corporation	\$ 1,803,600
Richman Housing Resources, LIHTC Equity	\$10,828,883
Federal Home Loan Bank of New York	\$ 1,080,000
Brooklyn Borough President	\$ 750,000
NY State Energy Research and Development Authority	\$ 126,000
Total	\$23,585,583

Operating Financing Sources

HUD project rental assistance contract (PRAC) for all units to cover the balance between 30% of tenant income and rental amount.

Services Financing Sources

New York/New York III Agreement	\$ 327,264 annually
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About Common Ground (www.commonground.org)

Common Ground's network of well designed, affordable apartments — linked to the services people need to maintain their housing, restore their health, and regain their economic independence — has enabled more than 4,000 individuals to overcome homelessness. Common Ground builds and operates a range of housing options for homeless and low-income individuals – housing that is attractive, affordable, well managed, and linked to the services and support people need to rebuild their lives.

All of Common Ground's buildings are supportive housing residences with on-site social services designed to help tenants maintain their housing, address health issues, and pursue education and employment. In addition, Tenant Services staff offers programs and activities, including financial literacy workshops, community health fairs, and workshops on art and cooking, to enhance a sense of community.

In 2011, Common Ground will open its 2,935th unit of permanent and transitional housing in New York City, Connecticut, and upstate New York.

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.



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