

Addison Way Apartments – Selma, Alabama

Permanent Housing for Low-Income Families



Addison Way Apartments

One hundred and twenty-unit supportive housing renovation project of 23 buildings, which include two-bedroom and three-bedroom units, targeting low-income families.

Owner/Sponsor: Volunteers of America Southeast

Developer: The Bennett Group

Property Management: Hollyhand Realty

Service Provider: Selma Housing Authority, Volunteers of America Southeast

Tenant Profile: Low-income families who earn less than 60% of area median income

Service Approach: Case management and counseling services provided

Key Features and Innovations:

- During renovation, the apartments were reconfigured to include 18 three-bedroom units for larger families.
- Amenities include a clubhouse with a fitness center, laundry, computer center and entertainment area.
- Project was in development for five years and created a unique partnership between nonprofits, government entities, private funders and for-profit entities.
- Residents were relocated to different units during renovation to minimize disruption.
- Residents are provided financial counseling, counseling related to entitlement benefits and ongoing community council access.

Financing Information

Capital

Alabama Housing Finance Authority (tax credits)	\$8,697,365
Enterprise Foundation	\$20,000
Federal Home Loan Bank Atlanta (loan)	\$1,900,737
FHLBA AHP Grant	\$240,000
Total	\$10,858,102

Operating (Annual)

Section 8	\$622,200
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Services (Annual)

Selma Housing Authority	\$70,000
Volunteers of America Southeast	\$5,000

Total Project

\$11,555,302

About Volunteers of America Southeast

Volunteers of America Southeast is an affiliate of a national, nonprofit, spiritually based organization that provides local human service programs and opportunities for individual and community involvement. Volunteers of America Southeast helps the most vulnerable and under-served people achieve their full potential, providing services that are designed locally to address specific community needs. Their common areas of focus include promoting self-sufficiency for the homeless and for others overcoming personal crises, caring for the elderly and disabled and fostering their independence, and supporting positive development for troubled and at-risk children and youth. Volunteers of America Southeast looks at the whole person and addresses both urgent and ongoing needs, with the goal of helping people become as self-reliant as possible. Volunteers of America Southeast service areas include Alabama, Georgia and Mississippi.



CSH and the Sponsor

CSH has created this profile because the featured project and/or organization exhibits one or more aspects of quality supportive housing. Although CSH did not provide direct support in the form of funding or technical assistance for this project, its inclusion highlights the best practices of housing first and voluntary services for other organizations looking to replicate this model.

About CSH

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. CSH is an industry leader with national influence and deep connections in a growing number local communities. We are headquartered in New York City with staff stationed in more than 20 locations around the country. Visit csh.org to learn how CSH has and can make a difference where you live.



CSH
50 Broadway
17th Floor
New York, NY 10004
T: 212.986.2966
E: info@csh.org