



### Ferry Mutual Apartments

Located in the Fair Haven neighborhood of New Haven, this development consists of 24 units of supportive housing serving families with children. Six of the apartments are for families in which the head of the household was homeless, and has a mental illness and/or substance abuse issue, and is HIV positive or has AIDS.

**Owner/Sponsor and Developer:** NeighborWorks New Horizons

**Property Management:** NeighborWorks New Horizons

**Service Provider:** New Haven Home Recovery, Inc.

**Tenant Profile:** Families with children in which the head of household has a mental illness, substance abuse issues, is dually diagnosed, and is a person who is HIV positive or has AIDS.

**Service Approach:** Engagement in supportive services is not required of participants as a condition of living in these apartments.

### Key Features and Innovations:

- This supportive housing development is part of a larger neighborhood redevelopment effort envisioned by the owner.
- Based on a “mutual housing” model, which emphasizes resident involvement and governance.
- Services include case management, benefits advocacy, family-focused supports and linkage with vocational services.
- Tenant participation in the local resident council is strongly encouraged, and tenants have the opportunity to be elected to the board of directors.
- This site is one of many developments that contribute to the Reaching Home Campaign goal of creating 10,000 new units of supportive housing.

### Financing Information

#### Capital

Low Income Housing Tax Credits	\$4,848,326
State Bonds (Pilots Mortgage)	\$2,326,467
<b>Total</b>	<b>\$7,174,793</b>

#### Operating (Annual)

CT Rental Assistance Program (6 units)	\$55,080/year
Operating Reserve	\$149,541

#### Services (Annual)

Department of Mental Health and Addiction Services (Pilots Initiative)	\$54,000/year
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## About NeighborWorks New Horizons

The mission of NeighborWorks New Horizons (formerly Mutual Housing Association of South Central Connecticut) is to develop, own and operate permanently affordable, quality housing that builds strong, healthy and vibrant communities through active resident and community participation and leadership. NNH was founded in 1992 as a 501(c)3 private membership organization. Since that time, it has grown to be one of the largest nonprofit developers in New Haven County, serving both urban and suburban communities. NeighborWorks New Horizons developed, owns and/or operates more than 200 units of permanently affordable housing (with 246 units in planning or construction), representing \$13 million in community investment. They have experience with a wide range of public and private financing sources, including federal HOME funds, the Low Income Housing Tax Credit Program, the Connecticut Housing Finance Authority's first mortgage program and private lender capital.

## About New Haven Home Recovery

The mission of New Haven Home Recovery is to promote the independence of women and children confronting homelessness, HIV/AIDS, and behavioral health issues in a supportive environment to realize their potential. NHHR was established in 1990 as a provider of emergency shelter for families, and is currently working in the Greater New Haven area to address the housing and support service needs of women with children. New Haven Home Recovery provides services to families who are homeless or at risk of homelessness—including providing emergency shelter to women and children—and has expanded their programs to focus on permanent supportive housing for families.

## CSH and the Sponsor

CSH and the Connecticut Department of Mental Health and Addiction Services (DMHAS) have spearheaded a multi-phase supportive housing production initiative known as Pilots. 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. This commitment is secured through a Memorandum of Understanding (MOU) between the state partners, reserves funding for development, operations and services for qualified projects. Through the MOU, CSH has committed to providing predevelopment financing to these projects. In addition, CSH provided an acquisition loan to the project in the amount of \$160,000.

## 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](http://csh.org) to learn how CSH has and can make a difference where you live.



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