



Coolidge Court

Opened in 1998, Coolidge Court is a small, dedicated apartment complex of 18 units of permanent supportive housing for young adults.

Owner/Sponsor: Fred Finch Youth Center

Property Management: Fred Finch Youth Center

Service Provider: Fred Finch Youth Center

Tenant Profile: Low-income, 18- to 24-year-olds with chronic mental illness exiting the foster care system.

Service Approach: The project’s on-site property manager and case managers provide a significant level of support focused on independent living skills and mental health symptom management.

Key Features and Innovations:

- Coolidge Court is believed to be one of the country’s first HUD-subsidized, low-income housing developments designed especially for young adults with psychiatric disabilities.
- All services are voluntary, and the program uses a harm reduction model for addressing issues with compliance with medication regimens.
- The majority of tenants are working part-time, are in school part-time, or are engaged in some combination of the two activities.
- There are two to three move-outs per year, with tenants having an average stay of three to four years.
- Tenants pay 30% of their gross income toward rent.

Financing Information

Capital

CSH

HUD Section 811 (\$1.5 million)

City of Oakland (approximately \$500,000)

Alameda County Division of Behavioral Care’s Early Prevention, Screening, Diagnostic and Treatment Program

Private Funds

Operating (Annual)

Rental Income

\$159,840

About Fred Finch Youth Center

Begun as a Methodist orphanage, Fred Finch has been in operation since 1891 and is one of the largest non-profits in the East Bay area. In recent years, services have expanded to implement community-based mental health and social service programs. Fred Finch has adjusted its residential programs to service a specific population of critically underserved youth: those dually-diagnosed with both developmental and emotional impairments. Today's Fred Finch campus provides a residential treatment program, special education center, and community center providing psychiatric care and education for emotionally disturbed, at-risk youth aged 14 to 24. Coolidge Court serves seriously mentally ill (SMI) youth.

Building Design and Amenities:

Individual studio apartments in a small housing complex composed of four buildings, adjacent but separate from the Fred Finch campus of residential treatment programs. The setting is very suburban, on a quiet street in Oakland.

Referral Sources:

Referrals provided by residential treatment centers, foster care group homes and family foster care programs.

Significant Building Rules:

HUD-mandated zero tolerance for illegal drugs, general "good neighbor" rules, HUD-approved lease and house rules, and prior independent living skills course or experience is beneficial.

Evaluation and Quality Assurance Methods:

Yearly consumer satisfaction surveys administered by Fred Finch Youth Center, various satisfaction surveys as required by grant resources and annual HUD project reviews.

Program Outcomes:

Forty percent of Coolidge Court tenants are enrolled in college, with a vast majority of tenants working part-time (25 to 30 hours per week), in school part-time, or a combination of the two activities at any given time. Most jobs tend to be in mailroom settings, offices, baking and massage—employment areas with which the vocational rehabilitation department has significant experience. Of those participants in school, many are studying computer-related topics, the trades or are in film school. There are two to three move-outs per year, with tenants having an average stay of three to four years.

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.



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