



Commonwealth Apartments Indianapolis, Indiana

Supportive Housing Integration Model Profiles



Project Overview: *Mixed Affordability - SH, Affordable and Market*

The Commonwealth Apartments is an adaptive reuse of the historic Lucretia Mott School in Indianapolis, Indiana into 32 units of mixed income housing. Ten of the apartments are set-aside for supportive housing tenants. The mix in size of the units – efficiencies and 1-bedroom up to 3-bedroom family units enable a diverse household type in the development to meet the needs of the surrounding community. The Commonwealth Apartments is a component of a larger area plan to redevelop the near eastside of Indianapolis in conjunction with the Super Bowl Legacy project.

**Owner/
Sponsor/Developer**
Englewood Community
Development Corporation
(ECDC)

Property Management
Englewood Community
Development Corporation
(recent change from
original 3rd party property
manager)

Service Provider
Adult and Child Center and
the John H. Bonner
Community Center

Tenant Profile

The residents at the Commonwealth Apts. include households and families across a broad income spectrum including low and moderate income households, formerly homeless, and households with incomes up to 120% area median income. Marketing for the apartments was targeted to former area residents moving back into the neighborhood. Residents for the supportive housing units referred from the Indianapolis Continuum of Care using coordinated assessment and vulnerability index are formerly homeless and suffer from mental health or other disabilities.

Service Approach

Adult and Child Service Center is the lead service provider for the development. They promote a voluntary multi-disciplinary, behavioral health approach with an extensive range of services including screening, behavioral and mental health, integration with primary healthcare, case management, peer supports, child care, and youth programs. The John H. Bonner Community Center complements these services by offering financial budgeting, educational advancement, employment counseling, child care, and senior programs to residents.

Key Features and Innovations:

- The Commonwealth Apartments provide multiple benefits - low- to market rate income and supportive housing, an attractive community center, and redevelopment of an historic school building in an area of the city undergoing redevelopment.
- Neighborhood Stabilization Program funding enabled the rehabilitation of the property and created quality affordable housing for moderate and middle income families.
- Both tenants of the Commonwealth Apartments and residents from the surrounding community take advantage of the extensive community space built into the property including meeting space, gym and exercise, and even hockey/soccer facilities on the roof.

Integration Strategies

The Commonwealth Apartments was developed with a vision to build a supportive community culture. Englewood CDC is a leader in the community as a faith based community and neighborhood organization.

The physical layout of the property combines, but also keeps separate the residential and community space. Residents are assured of security, but also access to community space with the broader community residents. Tenants participate in community based activities such as monthly dinners, holiday gatherings, and community clean-ups. Volunteerism in the broader community is encouraged. Case managers report supportive housing residents have greatly benefited from their participation in the building and community activities.

Property management meets with service staff to communicate any issues at the property that could be addressed through the service delivery. Resident input into building operations is also considered.

The Commonwealth Apartments has created a special “emergency rent fund” to help tenants who are facing a short-term financial struggle. Most residents actively participate in the annual fundraising event to support this emergency fund.

Financing Information

Capital financing for The Commonwealth Apartments included equity from the Low Income Housing Tax Credits and Neighborhood Stabilization Program (NSP) grants from both the State of Indiana and the City of Indianapolis. The NSP funds enabled the development to include households up to 120% of area median income, which is comparable to market rate rents in the area. Operating subsidies for the 10 SH units are supported with HUD Shelter Plus Care funding. A support service reserve helps keep services available to residents. The Englewood CDC participated in the CSH Supportive Housing Institute during which the organization developed the concept for Commonwealth Apts. and assembled the necessary service, community and financing partners.

About Englewood Community Development Corporation (ECDC)

Englewood Community Development Corporation was formed in 1996 as an outgrowth of the Englewood Christian Church. Their efforts focus on affordable housing, economic development and redevelopment of the near eastside neighborhoods. All of the ECDC housing efforts incorporate integration of mixed populations and incomes to meet the varied needs in the community. Rental developments are located on blocks where homeownership is promoted, and planning for new developments is focused on opportunities to bring in mixed-populations.

About CSH

The CSH Supportive Housing Integration Model Profiles and Toolkit are designed to help communities understand opportunities for incorporating supportive housing units within the broader housing market and community. 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. Visit csh.org to learn how CSH has and can make a difference where you live.