

# HOME Success Stories

Formerly Homeless Families and Individuals



The HOME Coalition  
2015

## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Hayward

**Project:** Tenant-Based Rental Assistance For Emancipated Foster Youth

**HOME:** \$12,370

**District:** CA-15

# HOME SUCCESS STORY

## California

### Abode Services

Abode Services was founded in 1989 when a small group of people came together to address a growing problem with family homelessness in Alameda County, California. Its mission is to end homelessness by helping low-income, un-housed people, including those with special needs, to secure stable, supportive housing and to advocate for the end of the causes of homelessness. Abode Services does this by developing and implementing innovative programs to end homelessness using a “Housing First” philosophy.

Since 1989, Abode Services has expanded its impact throughout the Bay Area, serving more than 4,400 adults and children in Alameda, Santa Clara, and Santa Cruz Counties. It is proud to be a double-bottom-line agency with a commitment to effective financial management that is transparent to donors and funders and ensures the long-term stability of its programs.

### Project Independence

When Lani first entered Abode Services’ Project Independence program in 2012, she was a 22-year old, single mother with two boys. The family was homeless and couch surfed for at least eight months. When Lani could afford it, she took her family to a motel so they could have a night alone and sleep on a bed. With average rents soaring as high as \$2,078 in Alameda County, California, Lani couldn’t afford an apartment. She worked part-time, but could barely pay for her family’s basic needs, including groceries, clothing, diapers, and transportation.

Project Independence uses HOME Investment Partnerships (HOME) funds to help secure supportive housing for emancipated foster youth, like Lani. Under the program, residents live in affordable rental housing and participate in case management, education, vocational training, employment placement, financial literacy training, mental and physical healthcare, and other supportive programs.

With the help of \$12,370 in HOME funds over 10 months, Project Independence was able to help Lani build a solid foundation, allowing her to provide a more stable future for her family. Instead of focusing on where she would sleep for the night, Lani could focus on her career and finding childcare for her sons. Having a stable home allowed Lani to overcome significant challenges, including the violent death of her brother.

Lani now works for Tesla Motors in a secure, well-paying job. Most importantly, Lani is self-sufficient and rents a two-bedroom apartment in Hayward, California where she lives with her two sons. “I just can’t believe how far I’ve come and what I’ve accomplished for myself and my kids!”



## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Fremont

**Project:** Rental Housing Development for Formerly Homeless Families

**HOME:** \$1.9M

**Total Cost:** \$28.2M

**Other Federal:** \$21.2M  
HUD Section 811  
Housing for Persons With Disabilities

**Units:** 50

**District:** CA-17

# HOME SUCCESS STORY

*California*

## Alameda County Housing and Community Development Department

The Alameda County Housing and Community Development Department (HCD) plays a lead role in the development of housing and critical programs to serve low- and moderate-income households in Alameda County, California. HCD also serves homeless and disabled populations.

HCD maintains and expands housing opportunities for low-and moderate-income persons and families in the county through several methods. This includes preserving affordable housing stock through rehabilitation and repair assistance programs, revitalizing low-income neighborhoods by installing sidewalks and public accessibility improvements, and by constructing neighborhood-serving facilities.

The HOME Investment Partnerships (HOME) program is used to help the HCD accomplish its goal of providing access to quality affordable housing.

### Main Street Village

Ms. Kashawna Williams grew up in the foster care system after her mother died from domestic violence. While Ms. Williams graduated high school and work full-time while she was pregnant, she lost her job, her rent increased, and she was unable to afford an apartment even with public assistance. Before she found transitional housing, she spent years living with family, friends and at various homeless shelters.

When she learned about Main Street Village, a \$28.2 million, 50-unit affordable housing development that is exclusively targeted to very low- and low-income families, including formerly homeless households, she immediately applied. Main Street Village was jointly developed by Allied Housing and MidPen Housing and was financed with \$1.9 million in HOME funds provided by the Alameda County HOME Consortium and \$21.2 million in U.S. Department of Housing and Urban Development (HUD) Section 811 Housing for Persons With Disabilities funds.

The development partners with Abode Services to provide on-site resident support and services, including vocational training, counseling, afterschool programs for youth, computer training, community activities, and referrals to outside resources. Moreover, when Main Street Village Apartments opened in 2011 it received the highest GreenPoint rating of any multifamily development in California to date. Currently, more than 1,650 people are on its waiting list.

Ms. Williams says that living at Maine Street Village with her three children is a miracle. She feels safe and is no longer worried about where they are going to sleep at night. She enjoys her neighbors, supportive staff, community garden, enclosed play area for her kids, a study room for her to do homework, barbecue pit for kids' parties, and classes for both adults and kids.



## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Anchorage

**Project:** Permanent Supportive Housing For Homeless Individuals Suffering From Chronic Alcoholism

**HOME:** \$286,000

**Total Cost:** \$2.9M

**Other Federal:** N/A

**Units:** 46

**District:** AK-01

# HOME SUCCESS STORY

## *Alaska*

## Anchorage Department of Health and Human Services

The Anchorage Department of Health and Human Services (DHHS) enhances the quality of life for the people of Anchorage, Alaska by promoting good physical health, preventing illness and injury, protecting the environment, and providing critical services to people in need. DHHS provides residents with a broad array of direct services, including an Aging and Disability Resource Center, homelessness prevention, and nutrition programs for women, infants, and children, among many others. DHHS's Community Safety and Development (CSD) programs strengthen neighborhoods, while building strong individuals, proud families, and vibrant communities.

CSD administers the HOME Investment Partnerships (HOME) program and partners with citywide organizations to further affordable housing opportunities for low- and moderate-income families.

### Karluk Manor

In December 2011, DHHS partnered with Rural Alaska Community Action Program (RurAL CAP) to help establish the first, permanent, supportive housing rental development in Anchorage, Alaska. RurAL CAP is a 501(c)(3) nonprofit corporation established in 1965 with a mission to improve the quality of life of low-income Alaskans through education, training, direct services, advocacy, and strengthening the ability of low-income Alaskans to advocate for themselves.

The 46-unit Karluk Manor project included the acquisition and rehabilitation of the Red Roof Inn and its conversion into permanent, supportive housing. Karluk Manor is exclusively targeted to extremely low-income individuals—earning less than 30 percent of the area median income—who are homeless, suffer from chronic alcoholism, and are a beneficiary of the Alaska Mental Health Trust Authority.

RurAL CAP provides specialized on-site services and Residential Services Specialists. These specialists provide a consistent presence so that residents may discuss their successes and concerns regarding independent living. The sense of community created by the work of the specialists also contributes to better relations between tenants, reducing the likelihood of conflicts.

To support the project, DHHS provided the \$2.9 million project with \$286,000 in HOME funds, which were used to remodel and convert the Inn into housing units, and provide office suites, a dining hall, and landscaping.



Karluk Manor's success opened the door for other permanent, supportive rental housing developments Alaska, including a 56-unit project in Anchorage and a 47-unit project in Fairbanks. Juneau recently secured funding to begin a project, as well.

## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Glen Burnie

**Project:** Lease-Purchase  
Rental Housing  
Development

**HOME:** \$670,000

**Total Cost:** \$8.3M

**Other Federal:** \$5.5M  
Low Income Housing Tax  
Credits

**Units:** 22

**District:** MD-04

# HOME SUCCESS STORY

## Maryland

### Arundel Community Development Services

Arundel Community Development Services (ACDS) is a nonprofit organization in Anne Arundel County, Maryland that is dedicated to serving low- and moderate-income households by creating and retaining affordable housing, promoting homeownership, facilitating neighborhood revitalization strategies and programs, preserving the county's rich cultural history, and implementing community development programs to serve residents most in need.

ACDS administers the HOME Investment Partnerships (HOME) program on behalf of Anne Arundel County to provide first-time homebuyer assistance and owner-occupied rehabilitation, as well as to develop affordable rental units. ACDS's HOME funds leverage private financing, state funding, and federal Low Income Housing Tax Credits, in addition to a \$270,000 county match and \$250,000 in program income.

### Oakwood Family Homes

While Elizabeth has had her share of hardships in her 61 years, she never gave up her hope.

In 1998, Elizabeth became disabled due to an auto accident that killed one of her two children and left the other severely disabled. Unable to work, she and her daughter lived with her father and younger sister—who had been born with severe developmental disabilities and needed live-in care—until her father's death in 2007. Because the home had a reverse mortgage, Elizabeth and her family were evicted and became homeless. For three years, the family slept in a different church each week during the winter months and lived in a tent in the woods during the summers.

Elizabeth's fortune changed in 2013 when she learned about Oakwood Family Homes, a 22-unit, affordable housing development targeted to low-income families in Glen Burnie, Maryland. Oakwood Family Homes was developed by PIRHL, LLC and operates as a Lease Purchase Program. Under the program, residents have the option to purchase their homes after renting for 15 years.

To help support the development, ACDS provided PIRHL a \$670,000, low-interest HOME loan. The project also leveraged \$940,000 in state funds, \$1.2 million in private loans and developer equity, and \$5.5 million in Low Income Housing Tax Credits.

In 2014, Elizabeth and her family moved into their fully accessible apartment and are so grateful for their new home. "I came from an upper middle class family and I lost everything in a blink of an eye. It just shows that everyone is one crisis away from being in the woods."



## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Portland

**Project:** Rental Housing Development

**HOME:** \$500,000

**Total Cost:** \$11.1M

**Other Federal:** \$6M Low Income Housing Tax Credits

**Units:** 57

**Jobs:** 373 construction

**Other:** \$1.72M in wages

**District:** ME-01

# HOME SUCCESS STORY

*Maine*

## Avesta Housing

Avesta Housing has more than 40 years of experience as a leader in nonprofit affordable housing development and property management. Avesta is headquartered in Portland, Maine with satellite offices throughout its footprint in southern Maine and New Hampshire.

Avesta's mission is to improve lives and strengthen communities by providing quality affordable homes to people in need. Avesta offers full-service property management, leasing, resident service coordination, and maintenance services for the more than 2,000 units in its portfolio. In addition, the organization advocates for affordable housing, develops and manages high-quality affordable housing, and helps residents access other critical services.

Avesta's services are in high demand. More than 2,500 households are currently on Avesta's waiting lists.

### 409 Cumberland

To help address Portland, Maine's lack of affordable housing, Avesta developed 409 Cumberland, a 57-unit, affordable housing project in the Bayside Redevelopment Area in the city's downtown. Completed in 2015, the development sets aside 46 units for low-income families earning less than 60 percent of the area median income and serves people of all income levels, including some residents who were previously homeless.

With 409 Cumberland, Avesta sought to create a community that reflected the priorities of Portland as a whole. Not only does the development feature sustainable and energy-efficient materials, but it shares the city's focus on health and food systems by providing rooftop garden beds, a greenhouse where residents can grow vegetables year-round, and a Healthy Living Center where residents can learn how to make the most of their harvest, thanks to special programming by a local nonprofit, Cultivating Community.



Avesta used \$500,000 in HOME funds as gap financing to help make the development financially viable. As a result, HOME was not only critical to helping Avesta address the lack of affordable housing in the area, but it helped spur widespread economic activity.

In fact, the \$11.1 million project employed 373 construction workers—99 percent of whom were Maine residents—paying \$1.72 million in construction wages and \$3.8 million in building materials. Additionally, the City of Portland received \$14,271 in development-related fees, the State of Maine generated \$248,320 in revenue, and annual property taxes increased from \$6,106 to \$36,848 after construction.

## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Brooklyn

**Project:** Rental Housing Development For Formerly Homeless Families and Individuals

**HOME:** \$26.1M

**Total Cost:** \$66.8M

**Other Federal:** \$24.5M  
Low Income Housing Tax Credits, \$1.4M Federal Home Loan Bank Affordable Housing Program

**Units:** 209

**District:** NY-09

# HOME SUCCESS STORY

*New York*

## CAMBA, Inc./CAMBA Housing Ventures, Inc.

CAMBA is a nonprofit agency that connects people with opportunities to enhance their quality of life. CAMBA serves 45,000 individuals annually across 70 New York City locations and provides 160 high-quality services in six program areas: Economic Development, Education and Youth Development, Family Support, Health, Housing, and Legal Services.

In 2005, CAMBA created CAMBA Housing Ventures, Inc. (CHV), an affiliated, nonprofit affordable housing development corporation, in response to New York City's affordable housing crisis. CHV's mission is to develop sustainable and energy-efficient buildings that provide safe and affordable housing for low-income and formerly homeless families and individuals. CHV's portfolio includes work-out acquisition, new construction, rehabilitation, and preservation projects. To date, its portfolio includes 2,057 units of affordable housing, totaling \$617 million in public and private investment.

### CAMBA Gardens Phase I

In 2013, CHV developed CAMBA Gardens Phase I (CGI), a \$66.8 million, 209-unit, award-winning, LEED Platinum, supportive and affordable housing development built on the historic Kings County Hospital Center Campus in Wingate, Brooklyn. CGI is home to 61 households earning below 60 percent of the area median income and 146 formerly homeless families and individuals. CGI represents a new national model for reusing underutilized public hospital land for much-needed supportive and affordable housing, co-locating housing and healthcare.

The development is the result of a unique partnership between a public hospital, nonprofit developer, service provider, and community stakeholders that creates housing as healthcare and facilitates tenants' health and stability. Together with New York City Health and Hospitals Corporation (HHC), the project addresses a diverse set of community needs and was founded on a 2005 Corporation for Supportive Housing (CSH) white paper.

CGI is Energy Star-certified, Enterprise Green Communities-certified, and a New York State Energy Research and Development Authority (NYSERDA) Green Affordable Housing Component Partner with an 86-KW, roof-top solar photovoltaic system, producing 104,000 kW/hrs of electricity per year. CAMBA provides on-site services, including financial literacy and computer training, nutrition workshops, benefits advocacy, linkages to job training, resume workshops, and access to health care services.

CGI was financed with \$26.1 million in HOME Investment Partnerships (HOME) funds, 125 project-based housing vouchers through the New York City Department of Housing Preservation and Development, and \$1.4 million from the Federal Home Loan Bank Affordable Housing Program and other New York City and state

resources. In 2014, CGI received the Building Brooklyn Award, the Novogradac Development of Distinction Award, and CSH Project of the Year Award. CGI spurred over \$25 million of economic investment into 81 Brooklyn-based businesses, providing construction jobs to 59 Brooklyn residents and hiring 42 permanent employees.



Photo Credit: Matthew Septimus Photography

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## PROJECT HIGHLIGHTS

**Location:** American Canyon

**Project:** Homebuyer Assistance

**HOME:** \$450,000

**Other Federal:** N/A

**Units:** 4-6

**District:** CA-05

# HOME SUCCESS STORY

## California

### City of American Canyon

With 20,000 residents, the City of American Canyon was incorporated in 1992 and is located about 35 miles northeast of San Francisco at the southern end of Napa County, California.

In 2013, the City of American Canyon was awarded a HOME Investment Partnerships (HOME) grant in the amount of \$700,000 to be used for first-time homebuyer down payment assistance and owner-occupied rehabilitation loans. Without HOME, many first-time homebuyers in American Canyon would not have the capital needed to purchase their home and provide stability for their family.

### First-Time Homebuyer Down Payment Assistance

Angel and Connie Sanchez's son, Ismael, was born minutes before an earthquake hit Napa, California in 2014. The earthquake damaged their apartment, making it unsafe for their newborn son. They became homeless until a family member took them into their small, overcrowded, one-bedroom home. Frustrated and uncertain about when their apartment would be repaired, Mr. Sanchez tried to find another home for his family, but could not afford any options.

In December 2014, the Sanchez family submitted an application to the City of American Canyon's First-Time Homebuyer Down Payment Assistance program. The program is supported with HOME funds and provides gap financing to help make home purchases more affordable for low-income, first-time homebuyers. Under the program, the Sanchez family secured a \$100,000, one-percent, deferred-payment loan to help them buy a three-bedroom, newly renovated home in American Canyon. In total, the city has used \$450,000 in HOME funds to help the families—like the Sanchez family—purchase their first home under the program.

Thanks to the city and HOME, Mr. and Mrs. Sanchez's monthly house payment is only slightly more than the rent they were paying for their old apartment.

A few months after moving into their home, they continue to thank the city for helping them achieve their dream of homeownership. "Without the city's down payment assistance, we would have never been able to afford to purchase a home for our family."





## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Bellingham

**Project:** Rental Housing Development for Formerly Homeless Veterans

**HOME:** \$315,000

**Total Cost:** \$9.7M

**Other Federal:** \$8.1M  
Low Income Housing Tax Credits, HUD-Veterans Affairs Supportive Housing (VASH) Vouchers

**Units:** 42

**District:** WA-01

# HOME SUCCESS STORY

## *Washington*

### City of Bellingham

With nearly 84,000 residents, the City of Bellingham, Washington believes that decent, affordable housing is vital to the health of its community and its residents. To help meet the significant need for affordable housing for low-income families, the city provides financial assistance to support the construction, preservation, and operation of such housing.

Bellingham's housing programs improve the quality of life in the community, provide assistance to low- and moderate-income households, preserve the existing housing stock in its neighborhoods, and provide employment opportunities for local contractors.

The City of Bellingham uses HOME Investment Partnership (HOME) funds to construct and preserve affordable homeownership and rental housing opportunities for low-income families and to provide rental assistance to very low-income tenants.

### Francis Place

Responding to the needs outlined in Whatcom County, Washington's 10-year plan to end homelessness, the City of Bellingham partnered with Catholic Housing Services (CHS) to complete Francis Place in July 2015.

The new, 42-unit development uses an efficient, coordinated-entry system and serves young adults (ages 18 to 24), veterans, and chronically homeless individuals. Francis Place uses the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) to ensure that it meets the needs of the most vulnerable homeless individuals.

Without HOME, Francis Place would not have been possible. To support the development of \$9.7 million Francis Place, the City of Bellingham provided \$315,000 in HOME funds and another \$362,000 of voter-approved housing levy funds. The Washington State Housing Finance Commission allocated \$8.1 million in Low Income Housing Tax Credits. Bellingham also provided nearly \$1 million for case management services and rental assistance.



Thanks to this investment, Dan, a new resident at Francis Place, now has a place to call home. After years of experiencing homelessness, he moved into the property in July 2015. At first, he struggled to connect with others. The years he spent being homeless left him feeling isolated. He would often shuffle around the community room without raising his head or acknowledging anyone nearby.

After a month of living at Francis Place, Dan now feels comfortable enough to interact with other residents and staff. Having a stable, supportive community to call home has given Dan the boost he needed in confidence and self-esteem.

## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Knoxville

**Project:** Supportive Veteran Housing

**HOME:** \$260,000

**Total Cost:** \$1.3M

**Other Federal:** \$500,000  
Federal Home Loan Bank, HUD-Veterans Affairs Supportive Housing (VASH) Vouchers

**Units:** 15

**District:** TN-02

# HOME SUCCESS STORY

*Tennessee*

## City of Knoxville

The City of Knoxville, Tennessee's Community Development Department has a mission to revitalize low- and moderate-income communities and strengthen all neighborhoods. The city's housing programs are targeted at the improvement and construction of affordable housing, homebuyer assistance, and repair and rehabilitation to reduce the number of substandard rental and owner-occupied residential properties. To do this, the city partners with community organizations to leverage various federal, state and local funding sources. The City of Knoxville uses HOME Investment Partnerships (HOME) funds to support its Owner-Occupied Rehabilitation program and Rental Rehabilitation program, to construct new affordable homes in partnership with local Community Development Housing Organizations (CHDOs), and to provide down-payment assistance to homebuyers.

## Washington Oaks Veteran Housing

In May 2015, a crowd came out to celebrate the grand opening of Washington Oaks Veterans Housing development, a 15-unit rental housing development in Knoxville, Tennessee that offers permanent, supportive housing for homeless veterans. The once derelict, blighted property has now become a place of hope.

Each year, more than 700 veterans in Knoxville seek assistance from homelessness partner agencies, and the 2010 Census estimates that close to 2,000 veterans and their families in Knox County live below the poverty level. To help address the critical need for safe, decent, and affordable supportive housing for local veterans, the City of Knoxville's Community Development Department partnered with the Helen Ross McNabb Center (HRM), a local mental health provider, to rehabilitate the development. HRM applied for and secured \$260,000 in HOME funds through the city's Rental Rehabilitation program. Today, live-in, on-site management helps to provide assistance to residents and connect them to supportive services.

Ms. Many-Bears Grinder, Commissioner of the State of Tennessee's Department of Veterans Affairs, called the opening of Washington Oaks "a life-changing event" for new residents. Other speakers at the event included State Commissioner of Economic and Community Development Randy Boyd, Knoxville City Mayor Madeline Rogero, Knox County Mayor Tim Burchett, and Susan Conway, Helen Ross McNabb Board Chair. City Council Members George Wallace and Daniel Brown were among the dozens of well-wishers who attended.

Several organizations supported the Washington Oaks project. The Democratic Women of Knoxville bought kitchen furnishings and housewares, members of the Washington Pike United Methodist Church helped to landscape the property, and Read Window Products donated the window blinds.

In less than three months, the apartments are fully occupied.



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## PROJECT HIGHLIGHTS

**Location:** Mobile

**Project:** Supportive Housing for Formerly Homeless Families

**HOME:** \$258,000

**Total Cost:** \$258,000

**Other Federal:** N/A

**Units:** 2

**District:** AL-01

# HOME SUCCESS STORY

## *Alabama*

### City of Mobile

The City of Mobile, Alabama Community and Housing Development Department (CHD) administers federal funds that the city receives from the U.S. Department of Housing and Urban Development (HUD), including HOME Investment Partnerships (HOME) funds, Community Development Block Grants (CDBG), and an Emergency Solutions Grant.

CHD uses these funds for a variety of community, housing, and economic development initiatives throughout the City of Mobile for the benefit of low- and moderate-income communities and households. CHD uses HOME funds to support a variety of affordable housing programs, including down payment assistance for low-income homebuyers and the creation and preservation of affordable rental housing.

### Delaware Double

The Mayor of Mobile, Alabama, Mr. Sandy Stimpson, has identified tackling blight as one of his major initiatives for the city, especially in the community's older neighborhoods. Completed in 2015, the Delaware Double project is an excellent example of Mobile's commitment to not only remove blight, but to neighborhood redevelopment and affordable housing.

The Delaware Double project includes the new construction of two two-bedroom, 750-square-foot, affordable rental housing units. It was financed with \$258,000 in HOME funds administered by CHD. The duplex is located on a formerly vacant and blighted lot in the South Oakleigh neighborhood, one of the city's newly designated revitalization areas. The City of Mobile acquired the lot through its Neighborhood Renewal Program (NRP), which allows the city to obtain the title to tax-delinquent and abandoned properties.



Family Promise of Coastal Alabama, a local nonprofit that works with families transitioning out of homelessness, will work with the city to place families in the property, which will remain affordable for at least 20 years. With the Delaware Double project, Family Promise will be able to offer housing as part of its services for the first time. Executive Director Teresa Ramsey believes it will give families more time to gain stability. "It allows them to save up income for another place at some time or just to get things in order financially."

Today, the Delaware Double project is a beautiful, fenced, and landscaped property that will serve as stable, reasonably priced homes for the city's most vulnerable residents.

## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Portland

**Project:** Tenant-Based Rental Assistance

**HOME:** \$800

**Total Cost:** \$800

**Other Federal:** N/A

**District:** ME-01

# HOME SUCCESS STORY

*Maine*

## City of Portland

The City of Portland, Maine strives to enhance the health and well-being of the residents of Portland in collaboration with community, state, and federal partners to develop, preserve, and administer affordable housing programs and projects for low-income households. This includes new affordable rental housing for seniors, families, and special-needs populations, as well as repair and rehabilitation of owner-occupied residential properties. In addition, the city operates two of the state's largest homeless shelters: the Oxford Street Shelter and the Family Shelter.

The city uses HOME Investment Partnerships (HOME) funds to bolster the impact of its housing programs and to provide rental assistance to those who need it.

## The Wakefield Family

Ms. Patricia Wakefield is a 24-year old, single mother living in Portland, Maine with her 18-month old son. Ms. Wakefield suffers from significant mental health challenges and has faced several barriers to accessing safe, decent, and affordable housing.

In 2014, the Wakefields were evicted from their apartment for non-payment of rent and moved into the City of Portland's Family Shelter. Ms. Wakefield was soon connected with the city's Home To Stay (HTS) program and was awarded a U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher to help her successfully find an affordable place to raise her son.

Unfortunately, after finding an affordable apartment in Saco, Maine, Ms. Wakefield experienced a job change, unexpected transportation costs, and an increase in childcare expenses. As a consequence, Ms. Wakefield fell behind in her rent and was served with a seven-day notice to quit the premises. She worried that she and her son would become homeless again.

Thankfully, the Wakefields turned to the City of Portland and its HOME-funded Tenant-Based Rental Assistance program. With just \$800 in HOME funds, the Wakefield's rent was brought current, the notice to quit was rescinded, and she was able to get back on track with her rent payments.

One year later, Ms. Wakefield remains successfully housed in the same unit.



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## PROJECT HIGHLIGHTS

**Location:** New York

**Project:** Supportive Rental Housing

**HOME:** \$9.5M

**Total Cost:** \$47.2M

**Other Federal:** \$18M Low Income Housing Tax Credits, \$3.1M Housing for Persons With AIDS, \$1M Federal Home Loan Bank Assistance for Homeless Persons, Section 8 Project-Based Rental Assistance

**Units:** 415

**District:** NY-12

# HOME SUCCESS STORY

*New York*

## Common Ground

For 25 years, Common Ground has helped more than 12,000 people overcome or avoid homelessness in New York and Connecticut. Its programs are aimed at realizing two main objectives: to engage individuals who face the most difficult barriers to housing stability and to provide the housing and support services these individuals need to end their homelessness permanently.

Common Ground has used HOME Investment Partnerships (HOME) funds to serve extremely low-income tenants in nearly all of its properties. As the initial capital investment, HOME has allowed Common Ground to leverage additional much-needed resources.

As the state's largest supportive housing organization, Common Ground's portfolio includes 15 residences and over 3,000 units of housing for low-income and formerly homeless individuals with special needs.

## The Prince George

Mr. Andrew Byrnes loved his job at New York City's Metropolitan Museum of Art, providing maintenance to the exhibits. But after 9/11, attendance declined at museums across New York City, and Mr. Byrnes was let go. When his apartment building was sold and his rent nearly doubled, he could no longer afford it.

On a hike through the Appalachian Trail, Mr. Byrnes slipped and fell and suffered a severe head wound. The injury made it very difficult to maintain stable work and housing. Eventually, he ended up homeless, sleeping on benches for nearly two years. Mr. Byrnes became depressed.

In 2012, he was contacted by Common Ground, and he moved into their \$47.2 million, 415-unit, Prince George residence in Manhattan. Mr. Byrnes, now 61, loves living at the Prince George. He takes advantage of the on-site social support services and is thankful for his home. He reconnected with his nephews and looks forward to living a happy life.

The Prince George, owned and operated by Common Ground, was financed with \$9.5 million in HOME funds, \$18 million in Low Income Housing Tax Credits, \$3.1 million in Housing for Persons With AIDS funds, a \$1 million Federal Home Loan Assistance for Homeless Persons grant, and a U.S Department of Housing and Urban Development Section 8 Moderate Rehabilitation Single-Room Occupancy Program contract worth \$1 million annually.

New York City suffers a short supply of affordable housing, particularly for individuals with special needs. Thanks to HOME funds, Mr. Byrnes and thousands of others like him have been able to overcome great hardships to pursue happier and more fulfilling lives.



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## PROJECT HIGHLIGHTS

**Location:** Portland

**Project:** Rental Housing For Individuals With Special Needs

**HOME:** \$1.1M

**Total Cost:** \$10.6M

**Other Federal:** \$6.5M  
Low Income Housing Tax Credit, \$1.1M Federal Historic Tax Credit

**Units:** 38

**District:** ME-01

# HOME SUCCESS STORY

## Maine

### Community Housing of Maine

Community Housing of Maine (CHOM) is a nonprofit organization that provides advocacy, community inclusion, and stability for homeless and special-needs populations across the state by developing and maintaining high-quality, affordable, service-enriched housing for people with low incomes and disabilities.

Founded in 1993, CHOM has become the largest supportive housing developer in Maine with some 70 housing sites in 23 communities spanning nine counties. It has developed more than 650 units of low-income and special-needs housing, providing stable homes to thousands of disadvantaged people, in addition to another 49 units for other households.

CHOM uses HOME Investment Partnerships (HOME) funds to develop everything from small, customized, fully-accessible homes to large, complex, multifamily housing developments.

### Elm Terrace

In 2011, CHOM purchased the former Children's Hospital building in Portland, Maine and transformed it into Elm Terrace. The \$10.6 million project included the renovation of the historic hospital and the construction of an additional building on an adjacent site.

Opening in 2013, Elm Terrace fulfilled a strong need for affordable housing near the heart of downtown Portland. All 38 units are exclusively targeted to low-income families earning less than 50 and 60 percent of the area median income.

CHOM also partnered with Mercy Health System to set aside 15 units for vulnerable women who are in recovery from drug and alcohol dependency as part of the McAuley Residence program. Under the program, community providers help residents tackle all aspects of their recovery including spirituality, parenting, physical and emotional wellness, career and education, financial responsibility, and recreation. The program is credited with helping to reduce the number of chronically homeless women in Portland's homeless shelters, resulting in significant cost savings for the city.

Elm Terrace is certified by the U.S. Green Building Council and it was the first, affordable, multifamily, historic restoration project in Maine to receive Leadership in Energy and Environmental Design (LEED) Platinum Certification. Overall, the apartments are nearly 30 percent more energy efficient than typical multifamily properties.

The development was financed with \$1.1 million in HOME Investment Partnerships Program (HOME) funds, \$6.5 million in Low Income Housing Tax Credits, and \$1.1 million in federal Historic Tax Credits. As a result, Elm Terrace created 399 construction jobs, bringing well-paid opportunities to the hard-hit construction industry during the recession

and spurring additional development.



## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Hines

**Project:** Supportive Housing for Homeless Individuals and Veterans

**HOME:** \$2.2M

**Total Cost:** \$18.6M

**Other Federal:** \$1.6M  
 Low Income Housing Tax Credits

**Units:** 72

**District:** IL-03

# HOME SUCCESS STORY

## *Illinois*

### Cook County Department of Planning and Development

The Department of Planning and Development (DPD) of Cook County, Illinois is committed to developing sustainable communities by fostering economic opportunities and business development, preserving and expanding the supply of safe, decent, and affordable housing, facilitating infrastructure improvements, promoting fair housing, and supporting social services and programs that address the problems of homelessness.

DPD's coordinates housing, community development, and economic development efforts in pursuit of stronger, more viable communities. It also leverages the County's resources to support the retention and creation of businesses and jobs in order to expand the County's tax base. One of the primary tools DPD uses is the HOME Investment Partnerships (HOME) program.

### Freedom's Path

According to the U.S. Department of Veterans Affairs, about 1.4 million veterans are at risk of homelessness due to poverty, a lack of support networks, and dismal living conditions in overcrowded and substandard housing. Recently, Cook County President Toni Preckwinkle's administration has made the challenges of homeless veterans a greater priority.

In 2015, the first phase of Freedom's Path, a 72-unit, permanent, supportive housing development serving low-income, homeless and disabled veterans and at-risk individuals, opened its doors at the Edward J. Hines Veterans Administration Hospital Grounds. The \$18.6 million development was built by Communities for Veterans, LLC and is managed by Beneficial Communities, based in Sarasota, Florida. All of the units are targeted to households earning less than 60 percent of the area median income.

To complete the project, DPD provided \$2.2 million in HOME funds and \$1.6 million in Low Income Housing Tax Credits. The Housing Authority of Cook County also provided 56 Housing Choice Vouchers to assure that those without an income can still reside there.

Phase Two, which will provide an additional 52 units of affordable housing for local veterans, is currently in the application process for with the Illinois Housing Development Authority.

Freedom's Path addresses the severe shortage of permanent supportive housing in suburban Cook County and provides a secure place for veterans to become re-acquainted to society, while receiving much-needed services. It will provide them a community and home with the dignity they deserve.



## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Hayward

**Project:** Rental Housing Development

**HOME:** \$4.5M

**Total Cost:** \$20.5M

**Other Federal:** \$11.5M  
Low Income Housing Tax Credits, \$350,000  
Community Development Block Grants

**Units:** 57

**District:** CA-15

# HOME SUCCESS STORY

## California

### Eden Housing

Founded in 1968, Eden Housing is one of the oldest, nonprofit, affordable housing developers in California. It builds and maintains high-quality, well-managed, and service-enhanced affordable housing communities. Since inception, Eden has developed or acquired more than 8,000 units of affordable housing in 130 properties throughout California, serving more than 17,000 lower-income residents, including families, older-adult seniors, and individuals with special needs.

Demand for Eden's work is high. Nearly 17,000 households are currently on its waiting lists and its properties have virtually no vacancies.

The HOME Investment Partnerships (HOME) program plays an important role in helping Eden Housing build and preserve affordable housing in California. HOME has become even more critical in the wake of the state's decision to eliminate its redevelopment agencies.

### Sara Conner Court

When she was just 12 years old, Ms. Cox was separated from her family because of her mother's substance abuse problems. Although Ms. Cox was placed in foster care, she never felt like she had a home. "For the most part, I always kept my bags packed," she shared with us. "It was never safe to get comfortable." As a teenager, she experienced homelessness. Her unsettledness continued after her son, Xavier, was born, moving four times before he turned three years old.

This all changed in 2009 when Ms. Cox became a resident at Sara Conner Court, a 57-unit, affordable housing development in Hayward, California. The community provides affordable homes to low-income families earning between 30 and 60 percent of the area median income. Ms. Cox smiled and said, "For the first time, I placed pictures in a frame and hung them on the wall."

Sara Conner Court features a large community room with a computer learning center, common kitchen, and space for families to congregate. Its four buildings are situated around a large, lushly landscaped courtyard with a playground, walking and sitting areas, and a barbecue and picnic area.

Not only does Sara Conner Court provide high-quality homes for people who need it, but it significantly revitalized the local neighborhood. The development was built on the site of an abandoned, substandard retail center.

Eden Housing developed the \$20.5 million Sara Conner Court community with \$4.5 million in HOME funds, \$11.5 million in Low Income Housing Tax Credits, and \$350,000 in Community Development Block Grants (CDBG). Without this investment, Ms. Cox and her son would never have found a place where they could feel at home.





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## PROJECT HIGHLIGHTS

**Location:** New York

**Project:** Supportive Rental Housing for Formerly Homeless Families

**HOME:** \$1.5M

**Total Cost:** \$43.5M

**Other Federal:** \$16M  
Low Income Housing Tax Credits

**Units:** 114

**District:** NY-13

# HOME SUCCESS STORY

*New York*

## Fortune Society

Fortune Society's (Fortune) mission is to support successful re-entry from prison and to promote alternatives to incarceration in order to strengthen New York City communities. Fortune helps build lives by providing service programs that are shaped by the needs and experiences of its clients, and it promotes the creation of a fair, humane, and truly rehabilitative correctional system.

Fortune's "one-stop" model provides clients with workforce development, education, housing, and substance abuse and mental health treatment that is tailored to their needs. These services are provided at Fortune's Main Service Center in Long Island City and the Fortune Academy and Castle Gardens in West Harlem. In 2014, Fortune served 5,801 clients across the agency.

## Castle Gardens

B., a 47-year old, single mother of two, has faced many challenges in her life. She was a teenager when she had her eldest daughter, was diagnosed with depression, and is a survivor of domestic violence. Her experience with domestic violence eventually resulted in her being sent to prison. When B. was released, she lived in her mother's home until it went into foreclosure. By 2008, B. and her children—including her 4-year old daughter—were living in a homeless shelter.

In 2010, B.'s life change when she moved into Castle Gardens, a \$43.5 million, 114-unit, permanent, supportive housing development targeted to low-income families and formerly homeless individuals with histories of incarceration. The development includes a 20,000 square-foot service center that provides residents with on-site services, including counseling and case management, in addition to meeting space for local community groups.

Castle Gardens was developed by Fortune and was financed with \$1.5 million in HOME Investment Partnership (HOME) funds as critical gap financing.

Since moving into the Castle Gardens, B. and her youngest daughter are very involved in program activities and make full use of the services offered. B. is currently involved in Fortune's Family Services program and participates in computer education classes. This summer, she worked with her counselor at Castle Gardens to enroll her daughter in a summer camp event at Columbia University. Her daughter is an honor roll student and, in 2013, she was accepted to Mott Hall, a specialized school for the gifted.



## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Kirkland

**Project:** Rental Housing Development For Low-Income and Formerly Homeless Families

**HOME:** \$1.7M

**Total Cost:** \$16.3M

**Other Federal:** \$10.8M  
Low Income Housing Tax Credits

**Units:** 58

**District:** WA-01

# HOME SUCCESS STORY

## Washington

### Imagine Housing

Imagine Housing is the largest nonprofit organization in East King County, Washington dedicated solely to developing affordable rental homes for very low-income families and supporting their efforts to lead more successful lives. By offering stable housing, education, guidance, and encouragement to residents, Imagine Housing builds hope, improves economic vitality, and strengthens the community for everyone who lives on the Eastside. Imagine Housing envisions an interconnected and welcoming community where all people can love, learn, work, and play.

Imagine Housing strives to transform the community, making an immediate and long-term impact. It does this by developing innovative solutions based on stability, integrity, and long-term viability, partnering with organizations and individuals to broaden the organization's effectiveness, and always engaging the public.

### Velocity

In 2014, Imagine Housing developed Velocity, a \$16.3 million, 58-unit, affordable rental housing project in Kirkland, Washington, that is exclusively targeted to low-income individuals and households earning less than 60 percent of the area median income. Eight of the units are set aside for families transitioning out of homelessness.

In addition to providing residents with a safe, decent, and affordable place to call home, Velocity also provides access to staff who can connect residents to the supportive services, assistance, and resources they need to thrive. The development also operates a Kids Club to help students with their homework two days a week. In doing so, Velocity helps to create a sense of normalcy and belonging, especially for those families transitioning from a homeless shelter.

The development also offers internet access in all of the common areas, a coffee-shop-inspired library space, a rooftop garden with walking paths, and a gas barbeque. A rooftop community room hosts a variety of activities and services designed to enhance the residents' lives and promote opportunity for movement within the community. Moreover, Velocity meets Evergreen standards for energy efficiency, saving valuable resources and contributing to a clean planet.

With Velocity, Imagine Housing has helped address the critical lack of affordable housing in the area. The development would not have been possible without the support of \$1.7 million in HOME Investment Partnerships (HOME) funds as gap financing.



Photo Credit: William Wright  
Photography

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## PROJECT HIGHLIGHTS

**Location:** Seattle

**Project:** Rental Housing Development for Formerly Homeless Seniors and Veterans

**HOME:** \$1.4M

**Total Cost:** \$13M

**Other Federal:** \$9.5M  
Low Income Housing Tax Credits

**Units:** 60

**District:** WA-09

# HOME SUCCESS STORY

## Washington

### Low Income Housing Institute

The Low Income Housing Institute (LIHI) develops, owns, and operates affordable housing for the benefit of low-income, homeless, and formerly homeless people in Washington state. LIHI advocates for just housing policies at the local and national levels and administers a range of supportive service programs to assist those it serves in maintaining stable housing and increasing their self-sufficiency.

Founded in 1991, LIHI has grown to be one of the most productive affordable housing developers in the Northwest. LIHI owns and/or manages over 1,700 housing units at 50 sites in six counties throughout the Puget Sound region. Eighty percent of LIHI housing is reserved for households earning less than 30 percent of the area median income.

### Ernestine Anderson Place

Ernestine Anderson Place (EAP), located in Seattle, Washington, is a five-story, newly constructed affordable housing development, built in the transit-oriented Central Area adjacent to downtown and Capitol Hill. Of the 60 units at EAP, 45 are set aside for formerly homeless seniors under the Housing First model. Eight units are reserved for homeless veterans.

As the developer, owner, and manager of EAP, LIHI has helped address the critical lack of affordable housing for the estimated 1,000 seniors who are homeless in King County.

The EAP development opened on February 8, 2013, a date declared Ernestine Anderson Day by Mayor Mike McGinn. EAP is named in honor of legendary jazz singer Ernestine Anderson, an international star from Seattle's Central Area and graduate of Garfield High School.

EAP features community space for residents, including a large resident lounge, TV viewing area, exercise room, library with free, internet-enabled computers, classroom, an outside patio garden, and social service offices for Sound Mental Health. The development is "built green" and meets the state's Environmental Sustainable Design Standard (ESDS) that is modeled on the Enterprise Community Green Communities effort. The building features energy-efficient insulation, Energy Star appliances, dual-flush toilets, reduced-flow faucets, and washable, no-wax floor surfaces.

The City of Seattle contributed \$1.3 million in HOME funds to the \$13 million project, allowing the development to serve individuals and families with limited incomes. Without HOME, EAP would not have been possible. Without HOME, EAP would not have been possible.

EAP was selected by Affordable Housing Finance (AHF) as a notable senior housing project, and in 2013, it received a Charles L. Edson Tax Credit Excellence Award Honorable Mention.



## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Baltimore

**Project:** Permanent Supportive Rental Housing Development

**HOME:** \$445,000

**Total Cost:** \$4.9M

**Other Federal:** \$3.5M  
 Low Income Housing Tax Credits

**Units:** 19

**District:** MD-07

# HOME SUCCESS STORY

## *Maryland*

### Marian House

Marian House is a holistic, healing community for women and children who are in need of housing and support services. It provides a safe, sober, and loving environment that challenges women to respect and love themselves, confront emotional and socioeconomic issues, and transition to stable and independent lives.

Located in Baltimore City, Maryland, Marian House was founded in 1982 as a joint project between the Sisters of Mercy and the School Sisters of Notre Dame. To date, Marian House has served more than 1,200 women. Key services include transitional housing, employment assistance, life-skills training, rehabilitation counseling, financial guidance, and family reunification.

Marian House uses HOME Investment Partnerships (HOME) funds to assist in the development of affordable rental housing.

### Serenity Place

Before Ms. Dawn Murphy, a 41-year-old, single mother, came to Marian House in 2011, she was on a destructive path of homelessness and had an 18-year addiction to drugs. After giving birth while on the streets, Ms. Murphy had been sentenced to two years in prison and lost custody of her first and only child, Joshua.

The Marian House transitional program was the first “home” Ms. Murphy had known in a very long time. She took full advantage of the services offered, including attending weekly individual and group counseling, participating in job readiness programs, enrolling in General Education (GED) classes and obtaining her high school diploma, and working to regain full custody of her son.

In 2013, Ms. Murphy received full custody of Joshua and qualified for a two-bedroom apartment in Marian House’s Serenity Place, a 19-unit, affordable, permanent housing development located across the street from Marian House main headquarters in Better Waverly, Baltimore City.

Today, the Murphys call Serenity Place and Marian House “home.” Ms. Murphy continues to receive case management and is able to use the program services available to transitional program residents. She and Joshua are surrounded by the community support of her fellow resident neighbors. This has allowed Ms. Murphy to build a safe, loving, and supporting home for her and her son.

All of this would not be possible without HOME. The \$4.9 million Serenity Place development was built using \$445,000 in HOME funds, which leveraged \$3.5 million in Low Income Housing Tax Credits.



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## PROJECT HIGHLIGHTS

**Location:** Redwood City

**Project:** Permanent Supportive Housing Development

**HOME:** \$1.5M

**Total Cost:** \$6.1M

**Other Federal:** \$1.8M  
HUD Section 811  
Housing for Persons With Disabilities, \$150,000  
Community Development Block Grants

**Units:** 15

**District:** CA-18

# HOME SUCCESS STORY

## California

### Mental Health Association of San Mateo County

The Mental Health Association of San Mateo County (MHA) began as an information and advocacy organization in 1958, developing self-help programs and support groups, community education programs, and social and recreational programs for individuals in the California community returning from institutional care.

Since 1992, MHA has used HOME Investment Partnerships (HOME) funds to develop permanent, safe, decent, and affordable housing for homeless adults living with mental illness. All of MHA's housing units have been developed in collaboration with the San Mateo County Department of Housing. MHA also works with the Housing Authority to secure Shelter Plus Care funds in order to keep rents affordable for people living at or below 30 percent of the area median income.

### Cedar Street Apartments

Since 2012, Ms. Veronica Stevens has successfully lived in the Cedar Street Apartments, a 15-unit, permanent supportive housing development targeted to previously homeless individuals with serious mental illness and substance abuse issues in Redwood City, California.

Thanks to MHA, her life today is a far cry from where she started. As Ms. Stevens explains, "Sometimes I feel as though homelessness has been my whole journey. I came from a broken home and my mother was addicted to drugs. For much of my childhood, I lived in East Palo Alto, which was the murder capital of the world at the time. It was like living in a war zone. To get away from all the violence, I used to just sit in the parks where it was quiet. At 17 years old, I was getting sick; the voices in my head got so bad that I started using drugs to make the pain stop. By the time I was 19 years old, I was pregnant, my mother had died, and I was living on the streets. I was totally lost. I eventually had to give up my first and second child. One Christmas, I was so sick I just took off and got into trouble that ended up with me going to prison."

In 2009, after being released from prison, Ms. Stevens went to shelters and eventually found permanent housing at the Cedar Street Apartments. The \$6.1 million development provides residents with shared common areas for group activities and on-site support services. At Cedar Street Apartments, adults with mental illness can find the support and assistance necessary to participate in community activities at the highest level of independence possible.

MHA partnered with the San Mateo County Department of Housing to secure the financing to make this supportive housing development possible, including \$1.5 million in HOME funds, \$1.8 million from the U.S. Department of Housing and Urban Development (HUD) Section 811 Supportive Housing for Persons with Disabilities program, and \$150,000 in Community Development Block Grants (CDBG).

"It's painful having this illness. It's really lonely. But, now I have an apartment. I've gotten a job, I've reunited with my family and my children, and I have people who support me. Now that I am here, I know that whenever my kids need me, they can find me. I'm here."



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## PROJECT HIGHLIGHTS

**Location:** El Monte

**Project:** Permanent Supportive Housing Development For Homeless Veterans

**HOME:** \$400,000

**Total Cost:** \$12.9M

**Other Federal:** \$8.6M  
 Low Income Housing Tax Credits, HUD-Veterans Affairs Supportive Housing (VASH) Vouchers

**Units:** 41

**District:** CA-32

# HOME SUCCESS STORY

## California

### Mercy Housing California

Mercy Housing California (MHC) was incorporated in 1988 as the California affiliate of Mercy Housing, Inc. (MHI), a national, nonprofit, affordable housing development, management, and resident services organization headquartered in Denver, Colorado. The mission of MHI and all its subsidiaries, including MHC, is to create stable, vibrant, and healthy communities by developing, financing, and operating affordable, program-enriched housing for families, seniors, and people with special needs who lack the economic resources to access quality, safe, housing opportunities.

HOME Investment Partnership (HOME) funds are a vital source of funding in nearly all MHC communities and is vital to fulfilling the mission of Mercy Housing.

### El Monte Veterans Village

El Monte Veterans Village is a newly constructed, 41-unit, permanent, supportive housing development targeted to chronically homeless veterans in the City of El Monte in Los Angeles County, California. Today, Los Angeles County has the highest number of homeless veterans in the nation.

Completed in February 2014, El Monte Veterans Village is the first of its kind in the San Gabriel Valley. By partnering with New Directions for Veterans, a veterans services provider, and the U.S. Department of Veterans Affairs, the development not only provides high-quality, safe homes, but also comprehensive supportive services for its residents.

HOME played a critical role in supporting El Monte Veterans Village. In 2011, the City of El Monte demonstrated its strong support for the development by providing MHC with \$400,000 in HOME funds. Because the HOME funds were committed early on in the predevelopment process, MHC was able to leverage other substantial public and private funds, including \$8 million in Low Income Housing Tax Credits, to move the development into construction late in 2012. Thanks to HOME, this groundbreaking development was able to move forward.

El Monte Veterans Village has catalyzed the support of the community. Local schoolchildren, nonprofit organizations, and other community members continue to donate goods and their time to help the veteran residents.



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## PROJECT HIGHLIGHTS

**Location:** Nashville

**Project:** Rental Housing Development For Formerly Homeless Individuals

**HOME:** \$600,000

**Total Cost:** \$631,000

**Other Federal:** N/A

**Units:** 8

**District:** TN-05

# HOME SUCCESS STORY

## Tennessee

### Metropolitan Development and Housing Agency

The Metropolitan Development and Housing Agency's (MDHA) mission is to create quality, affordable housing opportunities, support neighborhoods, strengthen communities, and help build a greater downtown Nashville, Tennessee.

Established in 1938, MDHA houses more than 13,000 families, primarily through the U.S. Department of Housing and Urban Development's (HUD) public housing and rental assistance programs. MDHA also manages federally-funded community development and homeless assistance programs on behalf of the Metropolitan Government of Nashville, including the HOME Investment Partnerships (HOME) program.

HOME is one of the few federal resources that can be used to construct new affordable housing. Since 1992, Nashville has been awarded more than \$65 million in HOME funds, which have been used to produce or preserve more than 4,400 affordable homes.

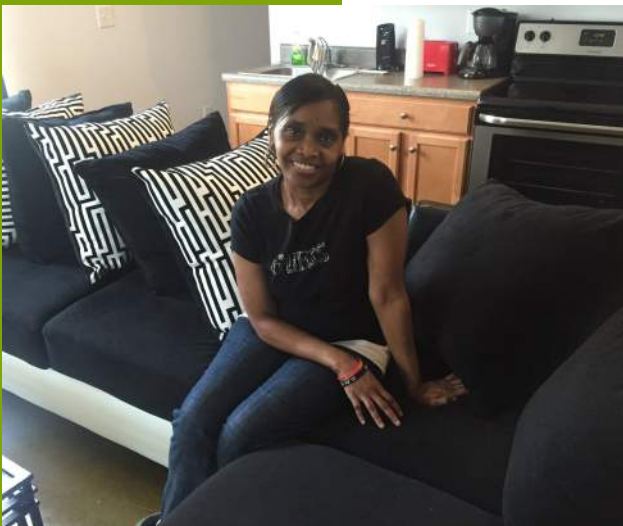
### Second Avenue South

Ms. Sharon Parsons' story is one of survival. After being abandoned by her parents, struggling with addiction for 20 years, and serving time in jail, Ms. Parsons decided it was time to take her life back. She reached out to The Next Door, a faith-based nonprofit organization that provides services for women and their families impacted by addiction, mental illness, trauma, and incarceration. When Ms. Parsons graduated from The Next Door's recovery program in 2014, the organization referred her to New Level Community Development Corporation (New Level CDC).

Thanks to New Level CDC, Ms. Parsons was able to move into one of the organization's brand-new affordable homes along Second Avenue South in Nashville, Tennessee. The homes were built to provide permanent, affordable housing for chronically homeless individuals and were financed with nearly \$600,000 in HOME funds.

Since moving into her new home, Ms. Parsons has received a raise at her job and been offered a manager trainee position. "Without this opportunity, I would have probably wound up back on drugs and back in jail. Having a home has given me my life back."

According to New Level CDC Executive Director Kay Bowers, HOME funding not only helps people like Ms. Parsons, it's also a smart financial decision. "In Tennessee, it costs about \$30,000 a year to keep someone incarcerated or to let a homeless individual cycle in and out of government and health care systems. HOME funding actually saves our city and state money, and allows us to provide the stability of a home to individuals in our community working to get back on their feet. It's a win for all."



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## PROJECT HIGHLIGHTS

**Location:** Houston

**Project:** Permanent Supportive Rental Housing For Homeless and Disabled Veterans

**HOME:** \$3.8M

**Total Cost:** \$18.9M

**Other Federal:** \$11.1M  
Low Income Housing Tax Credit

**Units:** 192

**District:** TX-02

# HOME SUCCESS STORY

*Texas*

## National Equity Fund

National Equity Fund is a nonprofit, Chicago-based affiliate of the Local Initiatives Support Corporation and is one of the nation's leading Low Income Housing Tax Credits syndicators. Since inception, NEF has played an integral role in creating affordable housing options, revitalizing communities, and strengthening local economies.

To date, NEF investments total more than \$11.4 billion in 2,300 Low Income Housing Tax Credit developments, which have created 140,000 affordable homes for low-income families and individuals. Nearly 20 percent of NEF funds are dedicated to supportive housing and to housing for individuals with special needs.

HOME Investment Partnership (HOME) funds provide critical debt financing for many of the Low Income Housing Tax Credit transactions that NEF syndicates.

## Travis Street Plaza

Houston, Texas and the surrounding five counties are home to nearly 370,000 U.S. veterans, many of whom are homeless or are in critical need of affordable housing.

The Travis Street Plaza Apartments is a 192-unit permanent and supportive housing community located in Houston, Texas. The project was developed by Cantwell-Anderson's mission-driven subsidiary Cloudbreak Houston as part of its multi-decade vision to end veteran homelessness through a coordinated continuum of care, including transitional and permanent supportive housing.

Travis Street Plaza gives preference to homeless, disabled, and very low-income veterans, many of whom are transitioning from Midtown Terrace, an adjacent 286-unit transitional housing and treatment facility. Both projects were developed by Cantwell-Anderson, and together, they represent one of the city's few service-enriched permanent housing communities for veterans.

Goodwill Houston and U.S. Vets Initiative provide extensive job training, outreach, and case management services to veteran residents in Midtown's expansive, 29,000-square-foot community space.

Travis Street Plaza was developed with a \$3.8 million HOME loan and more than \$11.1 million in Low Income Housing Tax Credit equity, syndicated by NEF. The HOME loan was the first financing source committed to this project in 2011. Because of

this investment, the project did not have to take on conventional hard debt, which would have made it far more difficult to serve such a vulnerable population. As a result, Travis Street Plaza can keep rents low enough to be affordable for households earning as little as 30 to 60 percent of the area median income. In turn, this allows the development to provide a broader range of affordability to homeless, disabled, and very low-income veterans.





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## PROJECT HIGHLIGHTS

**Location:** San Diego

**Project:** Senior Rental Housing Development

**HOME:** \$4.2M

**Total Cost:** \$28.8M

**Other Federal:** \$4.9  
Section 202 Capital Advance

**Units:** 70

**District:** CA-51

# HOME SUCCESS STORY

## California

### San Diego Housing Commission

Established in 1979, the San Diego Housing Commission (SDHC) provides a variety of award-winning, affordable housing programs and services that stimulate the local economy and revitalize neighborhoods, impacting the lives of more than 125,000 residents annually in the City of San Diego, California.

SDHC develops and preserves affordable housing, provides financing to developers and first-time homebuyers, administers rental assistance through the federal Housing Choice Voucher (HCV) program, and works to address homelessness through its three-year action plan, HOUSING FIRST—SAN DIEGO.

HOME Investment Partnerships (HOME) funds are used to support SDHC's efforts by financing affordable housing developments, assisting first-time homebuyers, and providing financial assistance to help homeowners rehabilitate their aging homes.

### Victoria at COMM22

When Ray learned that he would be able to live at Victoria at COMM22, a new, 70-unit, affordable housing development for low-income seniors in the San Diego community of Logan Heights, he was overcome by emotion. "I was absolutely flabbergasted and had to ask more than once for the lady to repeat my monthly rent amount."

In 2008, Ray had become homeless after losing his job as a security guard. He lived for three years at the St. Vincent de Paul Village in Downtown San Diego before living on the streets. When he turned 62, Ray qualified for Social Security and took up residence at the Peachtree, a local hotel. Finding only part-time employment, he recycled cans and bottles to help make ends meet.

Thanks to SDHC and its many partners, Ray now lives in COMM22, an affordable housing partnership development that sets aside 70 units of rental housing for local seniors. SDHC served as a financing partner, and development was built by BRIDGE Housing Corporation and the Metropolitan Area Advisory Committee on Anti-Poverty in partnership with the San Diego Unified School District. Funding for the senior housing included \$4.2 million in HOME funds and \$4.9 million from the U.S. Department of Housing and Urban Development (HUD) Section 202 Capital Advance Loan program.

In 2015, HUD Secretary Julian Castro toured COMM22 calling it "truly a model of what we like to see in communities across the United States."



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## PROJECT HIGHLIGHTS

**Location:** Vancouver

**Project:** Tenant-Based Rental Assistance

**HOME:** \$15,000

**Total Cost:** \$15,000

**Other Federal:** N/A

**District:** WA-03

# HOME SUCCESS STORY

## *Washington*

### Share Vancouver

Share Vancouver's (Share) mission is to lead the hungry and homeless to self-sufficiency by providing food, shelter, housing, education, advocacy, and compassion through the strength of the Vancouver, Washington community.

Share operates three shelters for the homeless, a transitional housing program, a street outreach program, a Housing & Essential Needs (HEN) program, and case management. The organization provides daily meals for the homeless and low-income members of the community, in addition to operating a summer meals program for low-income children. Additionally, Share offers financial education courses and matched savings accounts to help families improve their credit scores and financial management.

### The Blanchard Family

Before Ms. Amber Blanchard learned about Share in 2013, she had been in and out of jail and struggled to provide for her young daughter. Now, she credits the organization and its ASPIRE program with helping her break the destructive cycle in her life.

Share's ASPIRE program provides a coordinated system of case management, housing, and connection to supportive services in Vancouver, Washington for homeless families and individuals. This includes resource education for employment training, family counseling, debt reduction, budgeting, drug and alcohol abuse domestic violence counseling, mental health, parenting, life skills, childcare referral, and transportation.

Under the ASPIRE program, Ms. Blanchard took classes to help her learn how to stay on budget and prioritize spending. "I learned the first thing I always need to do is pay rent." Over time, she built a rapport with her landlord and learned how to communicate quickly when issues arose. Moreover, she has been committed to maintaining her sobriety and has participated in a Return-To-Work trial period under her social security benefit.

With the help of \$15,000 in HOME Investment Partnerships (HOME) funds, Share was able to provide Ms. Blanchard with rental assistance so that she could afford to live in a safe and decent home with her daughter and continue her journey to becoming self-sufficient.

"I can't thank Share enough. I'm a totally different person today, and I'll always be grateful for the support, classes, and caring that Share gave to me."



## CONTACT

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## PROJECT HIGHLIGHTS

**Location:** Santa Monica

**Project:** Permanent Supportive Rental Housing

**HOME:** \$1.3M

**Total Cost:** \$18.3M

**Other Federal:** Shelter Plus Care Program

**Units:** 46

**District:** CA-33

# HOME SUCCESS STORY

## California

### Step Up

Step Up, based in Santa Monica, California, delivers compassionate support to people experiencing serious mental illness to help them recover, stabilize, and integrate into the community. Through dynamic partnerships, Step Up provides positive social and learning environments, vocational training, permanent supportive housing opportunities, and recovery services to empower individuals to cultivate lives of hope and dignity. Step Up exercises innovative leadership and advocacy to increase public understanding, support, and acceptance of all people living with mental illness.

Step Up uses HOME Investment Partnerships (HOME) funds to develop new, permanent supportive housing communities to house the community's most vulnerable neighbors who are experiencing chronic homelessness and mental health issues. Step Up acquired the parcel for Step Up on Fifth and then partnered with A Community of Friends (ACOF) to develop the community. Step Up still participates as an active partner in Step Up on Fifth and is the lead service provider.

### Step Up On Fifth

For his entire life, Leroy has struggled with depression. After his sister died when he was only 12 years old, Leroy started drinking, and by the time he was 15 years old, Leroy was living on the streets and had attempted suicide. After experiencing homelessness for 16 years, Leroy was in considerably poor health, with borderline diabetes and obesity.

Thanks to \$1.3 million in HOME funds granted by the City of Santa Monica, Step Up was able to build the 46-unit, Step Up On Fifth development in 2009 to provide affordable, permanent, supportive housing to those in need.

In 2011, Leroy moved in to the Step Up On Fifth development. "I remember moving into my unit and being given the key and sort of shed a tear...It's the first place that I've ever owned. It's the only place that I've been able to call my home."

Having permanent, supportive housing helped Leroy turn his life around. His health improved considerably. He lost over 90 pounds and became a personal fitness trainer.



"Having a safe place to live, to no longer live in fear, was a tremendous help to my mental health stability. It's a gradual process and transformation takes time, but I've been able to heal from the inside out. I really believe that I have a purpose. God spared my life for a reason. I've been given the opportunity to live a new life, and to share it with others."

Leroy's story was featured in the EMMY Award-winning documentary, "Santa Monica Cares." Leroy is shown in photo to the left holding the EMMY, along with Director Jerri Sher. For more information on Step Up, please visit [www.stepuponsecond.org](http://www.stepuponsecond.org). Recovery is possible!