

NCSHA 2015 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 10, 2015

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact Matt Cunningham at mcunningham@ncsha.org or 202-624-5424.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name: _____

HFA: _____

Submission Contact: (Must be HFA Staff Member) _____ **Email:** _____

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA: _____

Entry Name: _____

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

Overview:

Constructing appropriate and affordable homes for people with intellectual and developmental disabilities (IDD) presents a special challenge for THDA and our partners. On February 20, 2015, THDA celebrated the grand opening of 12 Garden Street—a first-of-its-kind apartment building where individuals with IDD can live as independently as possible with the guidance and support of pastors-in-training who live in separate units of the same facility.

Built, owned, and managed by the nonprofit Urban Housing Solutions, operated in partnership with Trevecca Nazarene University and Vanderbilt University's Divinity School, and funded by a Housing Trust Fund grant from THDA and a matching grant from Nashville's Metropolitan Development and Housing Agency (MDHA), 12 Garden Street features seven rental units located approximately one mile from downtown Nashville. This intentional community will serve as an inspiration and model for replication throughout the state, with THDA specifically looking to encourage and fund more such endeavors in future years.

Innovative:

A first for Tennessee, this unique program provides affordable rental housing for individuals with IDD to live alone in an apartment building that also houses college students who are studying to be pastors and have agreed to be involved in assisting their neighbors with special needs. These students must a) be enrolled in Vanderbilt Divinity School or Trevecca's Department of Social Justice and b) meet for all residency requirements under the Tennessee Housing Trust Fund's rules for affordable rental housing, including standard income restrictions. The residents with IDD must be a) capable of and interested in living on their own and b) recommended by the Nashville Intellectual and Developmental Disabilities Housing Group, a grassroots organization serving more than 150 families in the Nashville area.

The long road to developing this innovative program began when Castanea Partners, non-profit organization, approached Urban Housing Solutions about joining forces to transform two empty, dilapidated apartment buildings in the Chestnut Hill neighborhood of Nashville into affordable housing to create a small cooperative community with a shared commitment to service to others. Castanea Partners had the resources to rehabilitate one of the buildings, but not both buildings. Since the two buildings overlooked the entire community, they were the linchpin in a broader neighborhood revitalization effort.

Urban Housing Solutions recognized the opportunity to provide desperately needed housing for individuals with IDD who are capable of living independently with only a small level of monitoring and guidance. Hosting two forums and countless private discussions with advocates and families, Urban Housing Solutions developed the unique strategy behind 12 Garden Street. Under the program, the next door residents of Castanea Christian Cooperative will provide supplementary support to their neighbors with IDD at 12 Garden Street, but primary supervisory assistance will be provided by the student residents, including regular meals together as a community.

Urban Housing Solutions applied for and received a \$285,180 grant from the Tennessee Housing Trust Fund managed by THDA, along with a matching grant from Nashville's MDHA, to fund

the renovation of 12 Garden Street into an eight-unit apartment building, including one- and two-bedroom units.

Replicable:

By design, the Urban Housing Solutions program is robust, sharable, and easily replicable by other nonprofit organizations. Creating a model that would inspire similar programs throughout the nation was top-of-mind throughout the strategic development process. In addition, Urban Housing Solutions has already begun the process of identifying other properties to remodel into similar intentional communities with a mix of residents with IDD and cooperative neighbors who will provide support. Future projects will not necessarily require divinity students or a religious organization for a partner.

“The model is having folks with disabilities living with future leaders, and we start[ed] with pastors because pastors touch many, many lives,” said Vanderbilt Divinity Professor Jaco Hamman, who led the strategic development process.

Any civic or community group with members interested in living in a multifamily facility where they provide support and guidance to neighbors with IDD are welcome, and THDA’s multifamily team is actively seeking partners who are in position to duplicate the project’s success outside of the Nashville area as well. Potential partners include state and private universities, religious and civic groups, existing LIHTC multifamily developments, and public and nonprofit housing development organizations.

Responds to an Important State Housing Need:

Approximately 84,000 people with IDD live in non-institutional settings in Tennessee. This includes nearly 7,000 households on the state’s waiting list for a Home and Community Based Services (HCBS) waiver—a number that grows larger every month. By rule, these individuals have no more than \$2,000 in assets. Without a waiver to assist with the costs of professional care (such as case management, home health aide, adult day health services, and personal care), many family members have no choice but to quit work or limit their work schedules to personally care for these individuals, creating an extraordinary financial burden.

By creating a safe, appropriate, and affordable place for people with IDD to live independently with the support of volunteer, non-family caretakers, 12 Garden Street is improving the quality of life not only for the residents but also easing the burden—physically, mentally, and financially—on family members.

Demonstrates Measurable Benefits to HFA-targeted Customers:

The Nashville Intellectual and Developmental Disabilities Housing Group conducted a survey of recipient families Dec 2014-Jan 2015. Nearly half the families reported that “their loved ones are ready to live independently,” and the majority would prefer to rent, with \$450 determined to be the “amount of rent per month most are comfortable spending.” With an average rent of \$580 before any subsidies or other assistance, 12 Garden Street is an ideal fit for these families.

Continuing social development and acceptance of personal responsibility are among the top priorities for all advocacy and care groups working with and on behalf of people with IDD.

Living independently to the extent possible is widely encouraged because of the opportunities for personal growth, pride, and satisfaction it provides. In addition, through The Arc Tennessee and other advocacy groups, all 12 Garden Street residents with IDD also hold jobs. Being active and visible in the community is important not only for the happiness and wellbeing of people with IDD (who are too often “hidden away” at home with their families or in group living facilities) but also for the betterment of our society and culture, which is enriched by the participation of these valuable and unique individuals. The success of 12 Garden Street contributes significantly to all of these goals.

Proven Track Record of Success:

Since its grand opening on February 20, 2015, all units have been rented or reserved, with the final resident moving in on August 1 of this year.

Effective Use of Resources/Benefits Outweigh Costs:

The value of independent living to residents with IDD is impossible to quantify, as is the enrichment of our community at large by their increased participation in it. Given the backlog of waivers in our state, the financial and other burdens on family members, the educational and personal benefits to the future pastors (and indirectly to the people they will lead and serve in the future), the intangibles of pride and personal satisfaction for the residents, and the breaking down of stigmas and fears associated with people with IDD, THDA considers the benefits of 12 Garden Street to vastly exceed the monetary value of the grant.

Effectively employ partnerships:

The 12 Garden Street project brings together numerous and diverse organizations, including state and city agencies, nonprofits of different missions, and private universities. Urban Housing Solutions manages the property, which was funded primarily by THDA and Nashville’s MDHA. The Nashville Intellectual and Developmental Disabilities Housing Group identifies people with IDD who are ready to benefit from the program, and Trevecca Nazarene University and Vanderbilt University’s Divinity School recruit the student residents. Additional support for the residents with IDD is provided by the neighboring Castanea Christian Cooperative.

Achieves strategic objectives:

The program behind 12 Garden Street contributes directly to THDA’s mission of “Leading Tennessee home by creating safe, sound, affordable housing opportunities.” Tennessee residents with IDD create a special challenge for THDA, requiring support and guidance beyond the traditional households we serve. THDA meets this challenge through partnerships with public, private, and nonprofit organizations in our state. These partnerships are, in and of themselves, an important strategic objective of THDA. By funding and participating in the program behind 12 Garden Street, THDA is achieving numerous strategic objectives, including: meeting the needs of one of our hardest-to-house target populations, bringing dignity and fulfillment to an often marginalized group of people, strengthening our connection to partner organizations, lightening the load of financially burdened families, enabling individuals with special needs to be more active and visible in the community, and contributing to the enrichment of our society.

Before



After



Ribbon Cutting Ceremony, February 20, 2015

