

**Application for Yale University President's Public Service Fellowship Summer
2017**

- **Organization:** Hannah Gray Development Corporation d/b/a Ella B Scantlebury Senior Residence
- **Full street address of organization:** 214 Dixwell Avenue, New Haven, CT 06511
- **Website:** None

Here is a link to a street view of the building

https://www.google.com/maps/place/241+Dixwell+Ave,+New+Haven,+CT+06511/@41.319639,-72.9340632,3a,60y,76.66h,104.66t/data=!3m6!1e1!3m4!1sNTI_rNPAmiCgYEe_oKyHQzQ!2e0!7i13312!8i6656!4m5!3m4!1s0x89e7d9bad7d69a29:0x34a9dc61090f348b!8m2!3d41.319652!4d-72.933666

- **Name and title of the Direct Supervisor :** James Rawlings, MPH
<http://www.naacpnewhaven.org/about/leadership/jim-rawlings>
 - **203(215 1521) and e-mail address of Jim Rawlings(Supervisor):**
gnhnaacp@gmail.com
 - **Placement date:** June 5- August 4.
 - **Are placement dates flexible? Yes. If so, please describe:** Attendance at some evening meetings may be required. Exact start and end date are negotiable.
 - **Hours of the program:** 40 hours per week some evenings hours may be required for meetings. Flexibility within the weekly schedule is negotiable.
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Placement Description

- **Organization description:**

This proposal addresses the priority areas of economic development and neighborhood revitalization with special attention to health, housing, and environmental sustainability.

The Hannah Gray Development Corporation (HGDC) is dedicated to the economic development and neighborhood revitalization of the portion of Dixwell neighborhood, New Haven CT, proximate to the intersection of Dixwell Avenue and Admiral St., with special attention to the health disparities of underserved populations. The HGDC is the owner and operator of the The Ella B Scantlebury (EBS) Senior Residence, named after New Haven's first black woman elected to public office and designed by architect Herbert Newman, opened in 1994 to address the need for enhanced housing for predominantly African American elderly women with low incomes and their needs for assistance with tasks of daily living due to constellations of health related issues. The EBS senior residence is a 20-unit Elderly Congregate facility which has turned what was a neglected vacant lot into a safe and innovative housing option for long time neighborhood elders who wish to 'age in place', as well as a source of long term employment for the community.

At this time, it is the wish of the Board to expand operations for several reasons:

- To continue to provide innovation housing options for neighborhood residents

- To assess the needs of the growing older population as it changes to include more sub groups

- To incorporate green technology into new and existing facilities

- To create economies of scale in operation of the existing facility.

The specific aim is to identify an appropriate, innovative and feasible expansion project and to apply for a Department of Housing pre-development award <http://www.ct.gov/doh/cwp/view.asp?a=4513&q=530470> to support the next step in bringing the idea into reality.

- **Please write a 1-2 sentence summary of the work that the Fellow would be conducting:**

The Fellow would be expected to prepare a Department of Housing Pre-Development Loan Program application. That is, to write a planning grant that describes the capacity of the existing organization and its development team to carry out both the predevelopment activities and the proposed innovative project, and describes the extent to which the proposed project is feasible and effectively addresses the expanding housing needs of low- and moderate- income persons in the Dixwell community.

- **Please write a complete description of the specific project you propose and list the duties/outcomes expected of the Fellow.**

At this time the Board of the Hannah Gray Development Corporation wishes to expand its current operations, the Ella B Scantlebury which is a 20 unit congregate elderly residence at the corner of Dixwell Avenue and Admiral St in New Haven in order to further enrich the neighborhood revitalization efforts of many organizations in the area.

Physically, this expansion may involve the acquisition of additional real properties for new or renovated housing units. Programmatically, the Board seeks opportunities to establish innovate programs offering options to an economically disadvantaged area during both the construction phase and the on-going operational phase.

The elderly are a growing segment of the population in the US and particularly in the urban northeast. Many communities are faced with the challenge of creating choices in living arrangements beyond the traditional models of nursing homes or staying in older housing which may no longer meet the needs of persons with increased frailty. Much of this older housing stock is also supported by out of date and costly energy sources. Within the older population are increasing numbers of special needs groups, such as grandparents (often single grandmothers) raising grandchildren; older parents caring for developmentally disabled adult children; and survivors of health challenges that killed people in earlier times, such as patients with chronic disease maintenance and Vietnam era vets with PTSD. These demographic shifts challenge the aging services network as well as local communities for new models and options for urban city residents to live well under difficult circumstance and with very modest means.

The specific tasks the Fellow would be required to complete include:

- learning the history of the neighborhood and the agency.
 - identifying the stakeholders in the community development process
 - assessing the current state of the neighborhood – using such resources as Data Haven and American Fact-finder to identify the current and future needs of people who want to ‘age in place” – not flee to the suburbs or be pushed out of neighborhoods such as Dixwell by potential gentrification.
 - identifying resources already in place to serve fragile neighborhoods, as well as new models that are not present in New Haven or not available to low-income persons but seem to be working in other parts of the state, country, world
 - analyzing the budget to identify costs as well as supplemental sources of funding
 - participating in an on-going iterative process of discussing findings and ideas with the board, local elected officials and other stakeholders
 - becoming familiar with the pre-development loan application itself working as part of a team to prepare the application
 - **Specific skills/experience required for the project:**
 - Must be mature and reliable. This is a substantial undertaking and requires a serious commitment of time and dedicated effort. The deliverable is a proposal to DOH for up to \$300,000 in pre-development funds.
 - Must be a highly motivated self-starter with excellent communication skills to both LISTEN to what community residents have to say and speak on behalf of the new project.
 - Must have excellent interpersonal skills to contact a wide range of elected officials as well as professionals in the fields of housing, health, and economic development.
 - Ability to identify and analyses population trends on the neighborhood level.
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- Ability to investigate current funding options for an ideal project, including support for green alternatives in inner city building
 - Background in urban planning or sustainable community involvement and development would be preferred.
 - **Additional requirements (e.g. a car or weekend working hours).** A car is not needed if the Fellow lives in New Haven. The chief worksite is on the Dixwell Avenue bus route. It may be necessary to attend some evening meetings. Bus transportation to Hartford is also available if needed. Fellow would need his/her own computer and internet access.
 - **Briefly describe the work that Yale PPSF Fellows have done with your agency in the past and present. If you have not worked with Yale Fellows, please describe any work that Yale students have done with your agency.** We have not worked with PPSF or Yale students in the past. However, the need for and design of the original building were based on neighborhood level health data collected by the Yale School of Public Health as part of the Yale Health and Aging Project (PIs: Adrian Ostfeld, MD and Lisa Berkman, PhD). Also, Loretta DiPietro PhD from the SPH faculty designed the exercise facility located in the basement of the current building.
 - As Board Chairman, Mr. Rawlings MPH has been an advisor to the Robert Wood Johnson Clinical Scholars Program. Additionally as a previous Vice President at Yale New Haven Hospital over many years, has served as a faculty advisory for numerous student projects and praxis.
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