Proposal for Fellowship Placement • Summer 2020

- Organization: Columbus House, Inc.
- Full street address of organization
  586 Ella T Grasso Blvd., New Haven
- Website: www.columbushouse.org
- Fellow’s direct supervisor
  Carl Rodenhizer, Chief Real Estate Officer
- Phone number and e-mail address of proposed direct supervisor:
  203-980-2139, crodenhizer@columbushouse.org
- Placement dates (8-11 weeks between Tuesday, May 26 and Friday, August 7, 2020):
  Dates are flexible – at the convenience of the fellow
- Are placement dates flexible? If so, please describe:
  Yes. Dates can be negotiated with the supervisor and fellow
- Proposed work schedule
  Times are flexible, with the 37.5 required hours scheduled sometime on Monday through Friday, between 8:00 AM to 6:00 PM and weekends if necessary.
Placement Description

• Organization description

Columbus House, founded in 1982, has a mission to serve people who are homeless or at risk of becoming homeless by providing shelter and housing and by fostering their personal growth and independence. Today, we operate homeless services in four of the eight counties in the state: New Haven, Middlesex, Hartford, and New London. We have a roster of 170 employees that serve over 2,800 people annually. Its 40 programs fall into the following categories:

Housing initiatives that Columbus House has completed, supports or is under construction, to provide housing options include:
• seventeen unit supportive housing development on Frank Street in New Haven
• single room housing sites on Howard Avenue and Davenport Avenue in New Haven
• duplex houses in concert with the Yale School of Architecture
• veteran housing on Davenport Avenue in New Haven
• 32 unit supportive housing for veterans in Middletown
• Scattered site apartments throughout New Haven and Middlesex County

• Summary of the work

Identify and propose opportunities for the remediation of blighted properties as well as other available properties for the expansion of affordable housing. This project will expand affordable housing stock for low-income and homeless singles, youth and families through property development, acquisition and renovations.

• Complete description of the project

Columbus House seeks to identify and pursue opportunities to promote housing that can be developed to increase the availability of permanent, supportive housing for low income and homeless households. The fellow will identify site prospects, assess viability, and work with Columbus House staff and stakeholders to evaluate the potential to pursue developments.

Actual development of housing can be a multi-year effort. Outcomes for the fellow will not include the completion of any housing developments during the fellowship. But,
efforts will include mapping of opportunities, comparison of sites, prioritization of potential sites in consultation with agency stakeholders, and projecting revenue and expenses in consultation with agency design team.

The fellow will identify parcels that meet specific criteria and are conducive for quality living among low-income households and will map the sites.

The fellow will work in collaboration with agency staff to research and assess funding options for acquisition, renovation, rental subsidies and support services.

Efforts will be initiated to assess any special considerations that will be necessary to successfully develop a parcel and the related costs.

The end outcome will be to create a portfolio of two to three sites that are viable low-income housing acquisition/development sites. The portfolio will include a preliminary budget and, SWOT analysis of each site, and will reflect the counsel of key stakeholders including people currently or previously experiencing homelessness, neighbors, and politicians.

The fellow can also participate in special projects of interest to the fellow that is related to the homeless population. This may include identifying best practices that can be replicated in New Haven to reduce the extent of homelessness.

- **List specific skills/experience required for the project:**

  Strong oral and written communication skills
  Mapping of properties in the area
  Microsoft Office - Intermediate Excel
  Research skills

*Duplex at 41 Button constructed in the summer of 2018 as part of the Vlock Building Project in cooperation with Columbus House and the Yale School of Architecture.*
• **Additional requirements**

There are no additional requirements. If transportation is required, fellows with a motor vehicle license in good standing can check out an agency vehicle.

• **Previous Yale PPSF Fellows work**

Columbus House participated in the fellowship program in the summer of 2019, when the fellow: monitored and tracked expenses related to a YSOA Vlock building construction, produced a manual of agency properties and conducted a satisfaction survey of consumers who were involved in a medical respite program.