

**Yale University President's Public Service Fellowship**  
**Summer 2021**

**Fellowship Summer 2021 Placement Site**

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**Proposal for Fellow working remotely for organization**

**Organization**

Columbus House, Inc.

**Street Address**

586 Ella T Grasso Blvd., New Haven

**Website**

[www.columbushouse.org](http://www.columbushouse.org)

**Supervisor**

Carl Rodenhizer, Chief Real Estate Officer

**Supervisors contact information**

203-980-2139, [crodenhizer@columbushouse.org](mailto:crodenhizer@columbushouse.org)

**Placement dates**

Dates are flexible and can be reflected – at the convenience of the fellow. Working from a different time zone is acceptable. This fellowship will be able to complete expectations remotely.

**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, including shelters and permanent housing, 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

### ***Project description***

This project will help expand affordable housing stock for low-income and homeless singles, youth and families through property development, acquisition and renovations. Intern will assist with property identification, seek funding opportunities to offset the cost of housing development and assist with cost monitoring of active development projects.

### **Complete project description**

Columbus House seeks to have fellow 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 sites visible to pursue developments.

Actual development of housing can be a multi-year effort. Outcomes intended 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. When funding opportunities are identified, the fellow will assist with the application process from potential grantors or donors.

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



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.

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 will also assist with the monitoring of expenses with the Vlock Yale Building Project Summer 2021, to identify any cost overruns and work with staff to maintain budget projections. YSOA Vlock Building Project and Columbus House will be working on its fifth house in 2021. YSOA students design the home and help build the structure. Columbus House secures the land and raises \$250,000 to cover a portion of the related costs. The scheduled development with the YSOA in 2021 is scheduled for a single unit

homeownership opportunity. Additional responsibilities will include communication of construction progress with neighbors, politicians and other stakeholders.

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 this work**

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

### **Equipment/resources Columbus House will provide Fellow**

Access to a business email, appropriate phone numbers, access to agency server for appropriate files and electronic communication.

## **Previous Yale PPSF Fellows**

In 2019, Yale PPSF Fellow surveyed homeless clients to monitor satisfaction, monitored expenditures related to the Yale Vlock Building Project 2019 and produce a handbook describing each facility Columbus House provided services through owned and leased facilities.