



Coolidge Court

Opened in 1998, Coolidge Court is a small, dedicated apartment complex of 18 units of permanent supportive housing for young adults.

Owner, Sponsor, Property Management and Service Provider:
Fred Finch Youth Center

Tenant Profile:

Low income young adults with chronic mental illness (Axis I diagnoses) who are between the ages of 18 and 24 years old and who are exiting the foster care system.

Service Approach:

While providing permanent housing, the project's goal is for the tenants to become more independent and self-sufficient over time, eventually moving on to more independent living. Coolidge Court encourages a high level of independence that staff reports is sometimes difficult for younger tenants (18 to 19 years old) to handle, especially in regard to feelings of loneliness and symptom management. The project's on-site Property Manager and Case Managers provide a significant level of as-needed support focused on Independent Living Skills and mental health symptom management.

Key Features and Innovations:

- Coolidge Court is believed to be one of the country's first HUD subsidized low-income housing developments designed especially for young adults with psychiatric disabilities.
- All services are voluntary, and the program uses a Harm Reduction model for addressing issues with compliance with medication regimens.
- The majority of tenants are working part-time, are in school part-time, or are engaged in some combination of the two activities.
- There are 2 to 3 move-outs per year, with tenants having an average length of stay of 3 to 4 years.
- Tenants pay 30% of their gross income toward rent.

Financing Information:

Capital:

HUD Section 811 (\$1.5 million)
City of Oakland (approximately \$500,000)
Alameda County Division of Behavioral Care's Early Prevention, Screening, Diagnostic and Treatment Program
Corporation for Supportive Housing
Private Funds

Operating:

Rental Income (\$159,840 per year)

Staffing Information:

- One Director/Case Manager.
- One Transitional Case Manager, to assist youth to move out of complex and on to more independent living.
- One Live-in Property Manager.

Additional Project Details

About Fred Finch Youth Center:

Begun as a Methodist orphanage, Fred Finch has been in operation since 1891 and is one of the largest non-profits in the East Bay area. In recent years, they have expanded their services to implement community-based mental health and social service programs, and have adjusted their residential programs to service a specific population of critically underserved youth: those dually-diagnosed with both developmental and emotional impairments. Today's Fred Finch campus provides a residential treatment program, special education center, and community center providing psychiatric care and education for emotionally disturbed at-risk youth 14 to 24 years of age. Coolidge Court serves seriously mentally ill (SMI) youth.

Building Design and Amenities:

Individual studio apartments in a small housing complex comprised of four buildings, adjacent but separate from the Fred Finch campus of residential treatment programs. The setting is very suburban, on a quiet street in Oakland, CA.

Referral Sources:

Referrals provided by residential treatment centers, foster care group homes, and family foster care programs.

Significant Building Rules:

HUD-mandated zero-tolerance for illegal drugs; general "good neighbor" rules; HUD-approved Lease and House Rules; and prior Independent Living Skills course or experience is seen as beneficial.

Evaluation and Quality Assurance Methods:

Yearly consumer satisfaction surveys administered by Fred Finch Youth Center; various satisfaction surveys as required by grant resources; and annual HUD project reviews.

Program Outcomes:

40% of Coolidge Court tenants are enrolled in college with a vast majority of tenants working part-time (25 to 30 hours per week), in school part-time, or a combination of the two activities at any given time. Most jobs tend to be in mailroom settings, offices, baking, and massage – employment areas with which the vocational rehabilitation department has significant experience. Of those participants in school, many are studying computer-related topics, the trades, or are in film school. There are 2 to 3 move-outs per year, with tenants having an average length of stay of 3 to 4 years.

About CSH:

The Corporation for Supportive Housing (CSH) is a national, nonprofit organization that helps communities create permanent housing with services to prevent and end homelessness. CSH advances its mission by providing high-quality advice and development expertise, by making loans and grants to supportive housing sponsors, by strengthening the supportive housing industry, and by reforming public policy to make it easier to create and operate supportive housing. CSH delivers its core services primarily in nine states (California, Connecticut, Illinois, Michigan, Ohio, Minnesota, New Jersey, New York, Rhode Island) and in Washington, DC. CSH also operates targeted initiatives in 6 states (Indiana, Kentucky, Maine, Massachusetts, Oregon, and Washington) and provides limited assistance to many other communities.

Contact Information:

Fred Finch Youth Center
Coolidge Court Apartments
Jan Nuzzo, Property Manager
3850 Coolidge Avenue, #300
Oakland, CA 94602
Phone: 510-336-9225
Fax: 510-336-9248
Email: jannuzzo@fredfinch.org
www.fredfinch.org

Corporation for Supportive Housing
1330 Broadway, Suite 601
Oakland, CA 94612
510.251.1910
510.251.5954 fax
ca@cs.org