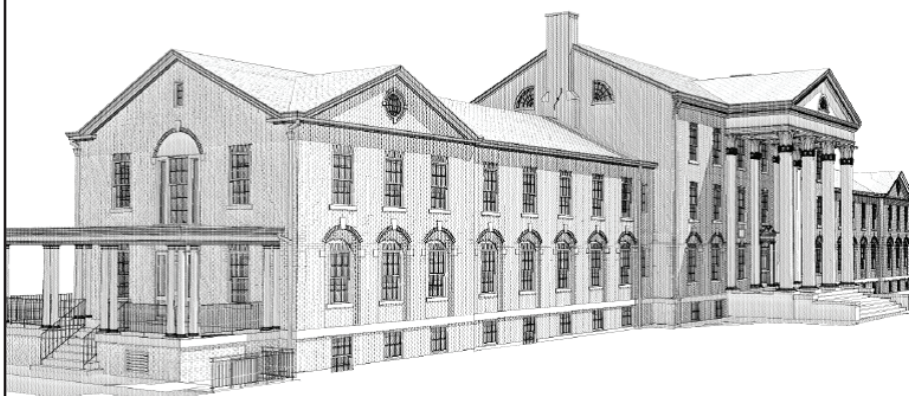


the way home

COLUMBUS HOUSE INC



Celebrating the Completion of

SHEPHERD HOME

TUESDAY • MAY 21 • 2019





WELCOME TO SHEPHERD HOME

The masonry Colonial Revival structure we celebrate today was built in 1925 for students of several diploma schools of nursing that were affiliated with the state hospital for three month psychiatric training rotations. The building was named for Annie Shepherd who was the third superintendent in charge of the training school for nurses.

In 1989 Mercy Housing and Shelter Corporation opened a transitional program for people experiencing homelessness. Shepherd Home was used as a transitional program until 2014, when Mercy announced that it would move everyone out into permanent housing, leaving this stately building empty. But not for long! The Middletown community, including the faith leaders, social service providers, elected officials and concerned citizens, rallied to first ensure that people moving out of Shepherd Home had a place to go, and second, to plan for a reasonable use of the building. The City, under Mayor Dan Drew's leadership, commissioned the Coalition on Housing and Homelessness to identify possibilities for the long term

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AGENDA

TUESDAY • MAY 21 • 2019

WELCOME

Alison Cunningham, Columbus House CEO

U.S. FLAG RAISING CEREMONY

REMARKS BY INVITED GUESTS

RIBBON CUTTING

TOURS OF SHEPHERD HOME

VITAL TO THE SUCCESS OF RENOVATING SHEPHERD HOME WAS THE LEADERSHIP AND SUPPORT OF:

CITY OF MIDDLETOWN

Dan Drew, Mayor

Brig Smith, General Counsel

STATE LEGISLATURE

including leadership from Middletown:

Sen. Mary Daughery Abrams

Sen. Matt Lesser

Rep. Quentin Phipps

Rep. Joseph Serra

Former Sen. Danté Bartolomeo

CT DEPARTMENT OF MENTAL HEALTH & ADDICTION SERVICES

Miriam E. Delphin-Rittmon, PhD, Commissioner

ENGINEERING SERVICES

Steven Hecimovich, Director

CT VALLEY HOSPITAL

Helene Vartelas, CEO

DEVELOPMENT TEAM

Developer/Owner

COLUMBUS HOUSE/SHEPHERD HOME LIMITED PARTNERSHIP

Alison Cunningham, CEO

Architect

NORTHEAST COLLABORATIVE ARCHITECTS

Sean Donadio, Principal

General Contractor

ENTERPRISE BUILDERS

Keith Czarnecki, Principal

Property Manager

DEMARCO MANAGEMENT

Maria DeMarco, Principal

Lead Service Provider

ST. VINCENT DE PAUL MIDDLETOWN

Ron Krom, Executive Director

Consultant

BRAD SCHIDE LLC

Brad Schide, Principal

CITIZEN'S ADVISORY COMMITTEE CITY OF MIDDLETOWN

ATTY. RALPH WILSON

PHILIP P. CACCIOLA, Colonel USAR (RET)

ATTY. SEBASTIAN GIULIANO

VINCENT LOFFREDO

LAWRENCE RILEY, Vietnam Veteran

COALITION ON HOUSING AND HOMELESSNESS STEERING COMMITTEE 2019

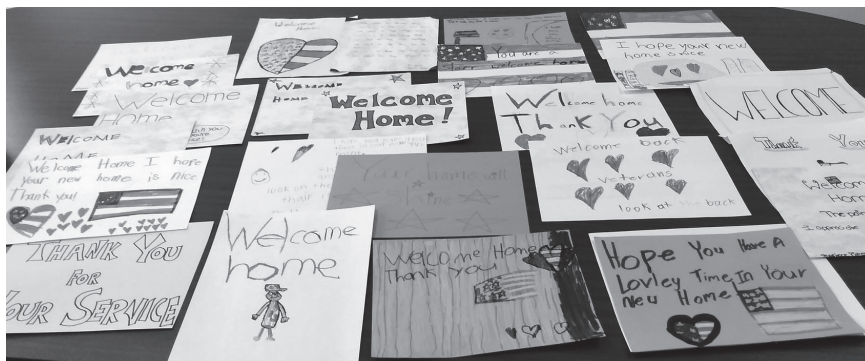
HOWARD REID, CHH Chairperson

SUE MURPHY, Liberty Bank Foundation, CHH Chairperson-Elect

ED BONILLA, Middlesex United Way

LEE ANNE BORKOWSKI, The Connection, Inc.

LYDIA BREWSTER, St. Vincent DePaul Middletown



JANE BROSAN, Liberty Bank Foundation
LETTICIA BROWN GAMBINO, Chrysalis Center
ROSA CARRERO, Liberty Bank
CARISSA CONWAY, Women and Families Center
CELESTE CREMIN-ENDES, River Valley Services
ALISON CUNNINGHAM, Columbus House
DAVID DUDLEY, Shelter Now
FELICITY EHLS, Shelter Now
ROBERT FUSARI, Real Estate Services of Connecticut
JUDITH GOUGH, Mercy Housing & Shelter
MONIKA GUNNING, Rushford Center
LYNDA MACPHERSON, City of Middletown
KEVIN J. WILHELM, Middlesex United Way

Staff

ANN FAUST, CHH Executive Director

FUNDERS

CT HOUSING FINANCE AUTHORITY
CT DEPARTMENT OF MENTAL HEALTH & ADDICTION SERVICES
CT DEPARTMENT OF HOUSING
NATIONAL EQUITY FUND
US PARK SERVICE
CT DEPARTMENT OF ECONOMIC DEVELOPMENT – HISTORIC
PRESERVATION
MIDDLETOWN HOUSING AUTHORITY
CORPORATION FOR SUPPORTIVE HOUSING
CT TRUST FOR HISTORIC PRESERVATION
EVERSOURCE
HOME DEPOT FOUNDATION



IN-KIND CONTRIBUTORS

SHEPHERD HOME WOULD NOT BE PROVIDING A WARM AND WELCOMING ENVIRONMENT FOR OUR VETERANS WITHOUT THE THOUGHTFUL CONTRIBUTIONS OF CONCERNED AND CARING NEIGHBORS, INCLUDING:

21st Century Community Learning Centers Keigwin

and Woodrow Wilson Middle School Students

American Legion Auxiliary Post 206

Communications Workers-America Local 1298

Frontier Communications

Jeffrey Myjak, Cans-4-A-Cause Program

Knights of Columbus, Saint John Paul II Council

Hope it Forward/The Lindell Foundation

Liberty Bank

Middletown Lions Club

Middletown Elks

Morris F. Tyler Chapter of Pioneers

Quinnipiac University

St. Vincent de Paul Middletown

Suburban Stationers

The Marlin Company

University of New Haven – Office of Facilities

Yale School of Management



...Welcome to Shepherd Home continued from page 2



use of the building. Naturally, the group recommended the building be converted to permanent supportive housing for people experiencing homelessness and specifically for Veterans. Permanent supportive housing combines affordable housing solutions coupled with case management and support services to help people attain and maintain their independence and connects them with their community. A committee was formed to write a request for proposal for the development of supportive housing which was issued in late 2015. The Committee, led

by Brig Smith, the City's General Counsel, included Peter Harding, Howard Reid, Patti Vasia, Ed Bonilla, Ann Faust and John Dunne. By April 2016, Columbus House, led by Carl Rodenhizer, and its partners, Northeast Collaborative Architects, Enterprise Builders, DiMarco Management, St. Vincent de Paul Middletown and Brad Schide LLC, were selected by the City to move forward on this project.

There were numerous steps to take before the project could break ground. Land transfer agreements, zoning hearings, funding applications and myriad regulatory measures had to be in place in order to start restoring the classical building to its original luster. Special recognition should be given to Brig Smith for guiding the project partners through the process with the City. Funders for the redevelopment includes the CT Housing Finance Authority, CT Department of Mental Health & Addiction Services, CT Department of Housing, National Equity Fund, US Park Service, CT Department of Economic Development – Historic Preservation, Middletown Housing Authority, Corporation for Supportive Housing, CT Trust for Historic Preservation, Eversource and the Home Depot Foundation.



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Today you are standing in front of one of several iterations of this magnificent structure, which we hope will last many lifetimes. Columbus House restored and renovated this significant 30,000 square foot historic building by: repointing masonry; scraping and de-leading the original wood windows (including palladian and double hung); repairing the large columns and portico along Eastern Drive with its pilasters, entablature, side lights and dentil work at the cornice; restoring the side porches which received new columns, quarry tiles and hardware; removing the handicap ramp at the East Elevation (facing Harvey Drive); restoring the window that had been changed in the 1980s for access to the ramp, and creating a brand new entrance with its own decorative portico and new handicap access. Inside, the original layout of the hallways and common areas was maintained, as were the original, ornate door entrances.

We are grateful to all who helped make Shepherd Home a permanent, welcoming home for 32 Veterans who have experienced homelessness.



COLUMBUS HOUSE 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.



Serving Hartford, Middlesex, New Haven, and New London counties

www.columbushouse.org

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