



Frequently Asked Questions About Supportive Housing & Mason Place

What is Mason Place?

Mason Place is a housing community of 60 apartments with onsite support services, called Mason Place, for people with a disabling condition who are experiencing homelessness. The community is a supportive housing model to provide affordable homes along with support services for the most vulnerable people in our community. This model has proven to be the most effective way to solve homelessness in cities throughout the country.

Housing Catalyst purchased the Midtown Arts Center in January 2018. The Center continued its programs through August 2019, and Housing Catalyst began construction in late 2019. The three-story building contains 60 furnished apartments along with community rooms, laundry rooms and offices for staff and services.

What is supportive housing?

Supportive housing looks and functions much like any other type of housing. People have their own apartments and pay rent, which they are responsible for. In addition, case management services onsite help them build independent living skills and connect them with health care, therapeutic support and community based services. Supportive housing is a nationally recognized model to help end homelessness and reduce community social services costs.

Is this a homeless shelter?

No. Mason Place combines housing and services for people who need support to live stably and independently in their community. It is a permanent solution to homelessness, rather than a stop-gap, emergency solution that only provides a place to sleep for the night.

Is this free housing?

This is not free housing. Residents are required to pay 30 percent of their income, which includes income from employment, social security, disability and related benefit programs.

How will residents be selected and screened?

Prospective residents must have been experiencing homelessness and have a disability. An assessment tool is used to determine vulnerable individuals. It includes indicators such as high mortality risks, health conditions, mental health disorders, and lack of social supports. Resident screening includes a criminal background check and an intake interview. We do not accept registered sex offenders, people convicted of violent crimes, nor anyone convicted of manufacturing methamphetamine. Applicants must also demonstrate a commitment to living within the supported community and meet federal income guidelines.

How long do people stay in supportive housing?

Residents may live in their apartment as long as they pay their rent and abide by their lease agreement. Our experience has shown the positive effect that supportive housing has on the lives of formerly homeless individuals. At our first supportive housing community Redtail Ponds, over 93% of residents remained in their apartment for more than one year.

What services will residents receive?

Case managers are available for each resident. The goal is to provide residents with the skills and strategies necessary to achieve long-term stability and self-reliance. Case management services range from the simple (using the bus system, proper personal hygiene, or cooking) to the complex (accessing treatment for mental health issues, applying for a job, or obtaining healthcare benefits).

How is the building staffed?

The building will have staff onsite 24 hours a day, 7 days a week. It is our experience that supporting residents at all times is a critical piece to their success in this setting. The onsite staff includes case managers, resident support staff, property management, and a program manager. All staff are trained in this population's special needs and how to respond appropriately.

Why was this site selected?

This site was a prime opportunity based on its proximity to public transportation, retail, recreation and employment opportunities, in addition to its bicycle and pedestrian accessibility. The development of this property fits well with the City's adopted Midtown Plan, which states that housing, in the form of apartments and townhomes, should be developed to take advantage of the MAX transit system and to make more efficient use of land that is close to the city center.

How was this development funded?

Funding for this development was provided primarily by low-income housing tax credits (LIHTC). A combination of other funds were used to construct and operate it. These include HOME dollars (federal funds allocated by the City of Fort Collins and the Colorado Division of Housing), funds from the State of Colorado Marijuana Tax fund, the City of Fort Collins Affordable Housing fund, rent paid by the residents, as well as federal housing vouchers.