



Castlevue Apartments

Castlevue Apartments is a 32 unit building located in Rochester. Sixteen of the units are committed to individuals who are homeless and disabled. The other sixteen units are available to any low-income tenant. All of the units are efficiency apartments for single adults.

Owner/ Sponsor: Salvation Army

Developer: Salvation Army

Property Management: Hayes-Gibson International

Service Provider: Salvation Army

Tenant Profile: Castlevue is integrated supportive housing. Low-income housing units are mixed with supportive housing units for homeless, disabled individuals.

Service Approach: Castlevue is a housing first facility; however, the presence and use of alcohol or other substances are not permitted on site.

Key Features and Innovations:

- On the ground floor of Castlevue Apartments is the Good Samaritan Medical and Dental Clinic. The Clinic is a partnership with the Mayo Clinic and local dentists to provide accessible care to low income individuals, uninsured individuals, and underinsured individuals. The clinic is available to Castlevue tenants and Olmstead County residents.
- Castlevue has a front desk at the entrance and provides 24-hour supervision and security.
- Castlevue is the Salvation Army's first permanent supportive housing building in Rochester.
- Social services support and life-skills education are provided on site.

Financing

Capital

MHFA Low Income Housing Tax Credits	\$5,622,179
Greater Minnesota Housing Fund	\$400,000
Salvation Army	\$300,000
HUD Supportive Housing Program	<u>\$130,321</u>
Total	\$6,452,500

Operating

Group Residential Housing	\$669 per unit per month
HUD (Shelter + Care)	\$520 per unit per month
Salvation Army	\$35,000 annually

Services

HUD Supportive Housing Program	\$81,500 annually
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About Salvation Army

The Salvation Army serves as the building's owner, developer, and primary service provider. Since 1886, the Salvation Army has been providing social and spiritual services to communities throughout Minnesota and North Dakota. The Salvation Army has developed five properties that provide a total of 155 units of permanent supportive housing to Minnesota communities.



<http://www.thesalarmy.com/>

About Hayes-Gibson International

Hayes-Gibson International, Inc. was founded by Carson Hayes and Gordon Gibson in 2001 to provide direct services to corporate, not-for-profit, and limited partnership entities who are involved with the management or development of housing or services to low income, individuals and families throughout the United States, Canada, and Europe. Hayes-Gibson International provides an abundance of analysis services.

About CSH

The Corporation for Supportive Housing (CSH) is a national non-profit organization and community development financial institution that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. CSH seeks to help create an expanded supply of supportive housing for people, including single adults, families with children, and young adults, who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness. For more information about CSH, please visit www.csh.org.



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