



Residence at Garden Street

The Residence at Garden Street has 6 units permanent supportive housing for males who were experiencing chronic homelessness. The development was a rehabilitation of a funeral home into a communal residence. Each of the spacious units has a full bathroom and large living area. There is a communal kitchen and large living room on the first floor and sitting areas on the second and third floors.

Owner or Sponsor: Pawtucket Citizens Development Corporation

Developer: PCDC

Property Management: Ferland Property Management

Service Provider: Access Rhode Island, Gateway Health Services

Tenant Profile: Chronically Homeless Males

Service Approach: Residents of the housing development sign a lease, and pay 30% of their household income for rent. Supportive services are available on-site to help resident maintain their housing.

Key Features and Innovations

- Partnership between a Community Development Corporation, Homeless Service Provider, Mental Health Provider and Property Management company.
- The concept was explored and developed in the 2005 One Step Beyond Institute.
- Re-use of a former funeral home.
- Peer House Manager
- Communal setting with spacious units that include full size bathrooms.
- Includes funding from federal, state and local levels of government.

Financing Information

Capital Financing Sources

City of Pawtucket HOME
Rhode Island HOME
Neighborhood Opportunities Program
Thresholds
Special Needs Rental Production

Operating Financing Sources

Neighborhood Opportunities Operating Subsidy
Road Home Vouchers

Services Financing Sources

CDBG
SHP

Staffing Information

- Part time Property Manager and maintenance.
- Case Management through ACCESS-RI
- MOU with Gateway Health Services for health and mental health. Services.
- On-site Peer House Manager

About Pawtucket Citizens Development Corporation

PCDC was established in 1991 and develops and manages safe, decent, affordable housing for rental and ownership for low to moderate income residents in Pawtucket and near by communities. PCDC provides educational classes and counseling for residents to guide the home owner process and revitalizes targeted neighborhood by working with residents to affect change in their own communities and offering programs that promote skill development, community improvement and economic opportunities.

PCDC is recognized by the Internal Revenue Service as a qualified public charity with status under Section 501 (c) (3) of the Internal Revenue Code. Since its incorporation, PCDC has been instrumental in producing 73 units of affordable housing of which 55 are included in its rental portfolio. PCDC has also produced 14 homes for first time homebuyers of which 6 are two-family homes. PCDC is the sponsor of Littlefield Commons (five affordable condominium units for first time homebuyers) and has two other condominium projects in pre-development. The organization is active in neighborhood revitalization activities in the Barton Street neighborhood of Pawtucket where 32 rental units and 7 first time homebuyer houses are located.

CSH and Pawtucket Citizens Development Corporation

- The team attended the One Step Beyond institute in 2005.
- CSH provided direct assistance to the agency throughout the conceptualization, funding and development phases.
- CSH and the team partnered through advocacy at the state level, staff training and project focused meetings.

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 information regarding CSH's current office locations, please see www.csh.org/contactus.



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