



Clear Spring Road Residences

Scheduled to open in June 2007, Clear Spring Road Residences consist of three buildings, each with four efficiency apartments and a common living area serving persons with mental illnesses.

Owner/ Sponsor: Community Involvement Programs

Developer: Powderhorn Residents Group

Property Management: Community Involvement Programs

Service Provider: Community Involvement Programs

Tenant Profile:

Clear Spring Road Residences house persons with mental illnesses

Service Approach:

Each tenant receives support services through on-site staff

Key Features and Innovations:

- When asked for input on this project, tenants stated they would like to have their own private bath and kitchen, but did not want to give up the “home” feeling that they have in shared housing. To achieve this goal, Clear Spring Road Residences is designed as three separate buildings with four efficiency apartments and a common living area in each.
- All tenants pay 30% of their income to rent, subsidized either by Shelter Plus Care resources or resources provided through Carver County HRA.
- This was a “turn-key” development. A clear MOU was created to outline the responsibilities of the sponsor and developer. This document helped cement a successful partnership.

Financing

Capital

Capital financing has been provided through government grants from HUD, HOME, CDBG, MHFA, and the Federal Home Loan Bank, Jay and Rose Phillips Foundation, Wells Fargo Foundation, TCF Foundation, United Way, and Hennepin County.

Operating

Eight of the twelve units will be funded through Shelter Plus Care, and therefore these eight tenants will need to meet the HUD definition of homelessness. The remaining four units will be subsidized through Carver County HRA. Under both circumstances tenants will pay 30% of their income for rent.

Services

Funding for services will be primarily through Medical Assistance, including Home Health Services, Adult Rehabilitation Mental Health Services (ARMHS), and Community Alternatives for Disabled Individuals (CADI).



About Community Involvement Programs (Owner, Property Manager, and Service Provider)

The vision of Community Involvement Programs housing program is to provide safe, well maintained, affordable, permanent housing with support services to adults with mental illness to help them achieve their goals and dreams in the community. These services promote recovery from mental illness, create a supportive peer community and are person centered.

Community Involvement Programs has been providing housing to people with a diagnosed mental illness since 1991. Tenants share one of 23 homes in the western suburbs of Hennepin County, with each tenant having their own bedroom. CIP also has two small apartment buildings; a 6 unit, one bedroom apartment building that is used for single individuals and a 4 unit, two bedroom apartment building that is used for small family housing. CIP provides support services to every individual living in shared housing, all of which are tailored to the individual's needs.

About Powderhorn Residents Group (Developer)

Powderhorn Residents Group (PRG) is a non-profit organization that develops affordable housing and provides related services in an effort to enhance neighborhood stability and family self-sufficiency. Since its beginning in 1976, PRG has developed over 400 places people call home and helped over 3,000 people find homes.

CSH and Community Involvement Programs

CSH provided financial assistance in the form of a \$75,000 loan to Clear Spring Road Residences. The loan funded predevelopment costs, including hiring an architect and consultant, completing an environmental reviews and initial legal work.

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 through eight geographic hubs: California, Illinois, Michigan, Ohio, Minnesota, New Jersey, New York, and Southern New England (Connecticut, Rhode Island). CSH also operates targeted initiatives in Kentucky, Maine, Oregon, and Washington, and provides limited assistance to many other communities.



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