



### Perspectives, Inc.

This program is the largest Supportive Housing Program for families in Minnesota, housing 52 women and over 110 children at any given time.

**Owner or Sponsor/Developer/Property Manager and Service Provider:** Perspectives, Inc.

**Tenant Profile:**

Homeless and recovering families.

**Service Approach:**

The program provides critical one-to-one case management in order to assist the families in their transition back to socio-economic mainstream.

### Key Features and Innovations

- Perspectives is a Supportive Housing Program that includes: transitional and permanent housing.
- Housing is provided in five different apartment buildings, all right next to each other in a housing campus.
- Each apartment is fully furnished and supplied with full kitchen, bath and linens. Our campus consists of 4 three or more bedroom units, 42 two bedroom units, and 10 one bedroom units.

### Financing Information

#### Capital Financing Sources

HUD grants (THP & PHP)	\$400,000
MHFA (8 HTF & THP loans)	\$846,875
MHFA (McKinney Vento loan)	\$200,000
Family Housing Fund (3 loans)	\$550,000
HOME Loans (3 loans)	\$710,000
Hennepin County AHIF Loan	\$450,000
CDBG Loan	\$100,474
CDBG grants	\$ 75,000
Federal Home Loan Bank grant	\$280,000

Totals \$3,612,349

#### Operating & Services Sources

Hennepin County	\$334,042/year
HUD	\$335,000/year
Shelter + Care (via CSLP)	\$ 72,000/year
MN Dept of Human Services	\$ 64,416/year

#### Services Financing Sources

ARMHS	\$75,000/year
Hennepin County – SHIP	\$22,000/year

## About Perspectives, Inc.

Perspectives, Inc. was founded in 1976 by a small group of individuals who had an interest in increasing the awareness in chemical dependency within the Twin Cities community. Perspectives' initial name was New Realities and in the beginning, we were housed in the YWCA at Lyman Lodge in Excelsior, MN. After 18 months, New Realities rented our own offices and renamed the agency Perspectives, Inc.

A central theme at Perspectives is working with the "total family", a methodology listed in "Best Practices" as providing most effective programming. Beyond this philosophy, our uniqueness also comes with our expertise in providing services to children and families of different cultures. Our diverse program staff is made up of professional, licensed social workers, chemical dependency counselors, early family educators, licensed elementary teachers, a teacher/chef, experienced youth workers, mental health workers, community developers, and advocates for homeless women and children. Our administrative staff includes Certified Fundraisers, CPAs, and professionals in public administration.

## 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](http://www.csh.org/contactus).



Corporation for Supportive Housing  
2801 21st Avenue, S, Ste 220  
Minneapolis, MN 55407  
T: 612-721-3700  
F: 612-721-9903  
E: [mn@csh.org](mailto:mn@csh.org)  
[www.csh.org](http://www.csh.org)