



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(March 24, 2026 Meeting)**

STAFF REPORT

Docket No. / Project Title: BZA-26-12 (Conditional Use) / Sparks Investments
Staff: Kyra Behrman

Applicant: Sparks Investment
Property Size: 6,072 square feet
Zoning: RS4 (Residential: Single-family 4)
Location: 2204 California Street, in the City of Columbus.

Background Summary:

The applicant has indicated that the proposed conditional use will allow a rooming house (shared housing facility) for up to 7 unrelated residents at the subject property. Each tenant rents a bedroom within the home, with common areas (kitchen, living room, bathrooms, etc.) to be shared by all tenants. The garage area is used by the property owner for storage and is not to be used by tenants.

Preliminary Staff Recommendation:

Approval, all criteria have been met. Any approval should be subject to either (1) the proper approval being obtained for the added gravel parking area along 22nd Street or (2) its removal and replacement with grass.

Zoning District Intent:

The intent of the RS4 (Residential: Single-family 4) zoning district is as follows: To provide areas for high density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads, parks and open space, employment, and convenience goods.

Current Property Information:	
Land Use:	Single-family residential
Site Features:	Single-family home, detached garage
Flood Hazards:	This site does not contain any flood hazard areas.
Street/Road Frontage:	California Street (Collector, Residential, Urban) 22nd Street (Local, Residential, Urban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RS4 (Residential: Single-family 4)	Single-family residential
South:	RE (Residential: Established)	Single-family residential
East:	RS4 (Residential: Single-family 4)	Single-family residential
West:	RS4 (Residential: Single-family 4)	Single-family residential

Interdepartmental Review:	
City Engineering:	The Engineering Department has no concerns, however it should be noted that only one street parking space is likely available since there is no parking near the stop sign
City Utilities:	CCU has no concerns with the proposed conditional use.
Fire Department:	2204 California Street is required to follow the IRC (Indiana Residential Code) which would fall under (the jurisdiction of Bartholomew County) Technical Code Enforcement.
Code Enforcement:	Code enforcement does not have any concerns. Will need a building permit for any work that is needing completed for the remodel. They will also need to apply for a Rule 13 from the state.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting conditional use approval to operate a rooming house (shared housing facility) for 7 individuals on the subject property. The rooming house is already in operation housing 6 individuals, one of whom is the on-site house manager.
2. The applicant states the home will be a structured shared residential household for people who are working towards self-sufficiency and may face barriers to traditional housing. Residents are screened through established service provider referrals and must meet eligibility criteria to become a tenant. An on-site house manager will also reside in the house.
3. The applicant proposes to house 7 unrelated individuals in the house, which has a main floor and a basement. Each tenant will rent their own room within the house. The main floor has 4 bedrooms and the basement has 2 bedrooms with the potential of a 3rd bedroom being added once ingress / egress windows have been added to meet building code requirements. All rooms have only one bed and one occupant. There will be common areas shared by the tenants (living room, kitchen, bathrooms, laundry room, etc.). The applicant states this form of shared living provides the community an affordable housing option.
4. There are no building additions being made that will increase the size / footprint of the existing home, only interior renovations.
5. The zoning ordinance does not specify a minimum number of parking spaces for a rooming house. Parking will, therefore, be at the discretion of the Board. For comparison, two on-site parking spaces

are required for single-family uses. A multi-family use with 7 units would require 1.5 parking spaces per unit, or 11 spaces (7 potential rooms x 1.5 = 11 spaces).

6. The submitted site plan shows 3 on-site parking spaces and 3 on-street parking spaces. The on-site parking spaces include 2 east of the garage accessed from 22nd Street and 1 north of the garage accessed from the alley. The on-street parking spaces are along 22nd Street and California Street. One space is in front of the detached garage and another is in a gravel area south of the home (both on 22nd Street). The third on-street space is shown on California Street. California Street is a one-way street southbound, with parking allowed on the west side of the street. 22nd Street has two-way traffic with parking allowed on the north side of the street.
7. The on-street parking proposed by the applicant on 22nd-Street would not occur in the provided parking lane on the street pavement, but rather by parking parallel adjacent to the street in a small driveway and in a gravel area added to the side of the paved parking lane in recent years without the necessary approvals.
8. The applicant has indicated that 2 of the current 6 residents have vehicles.
9. The surrounding properties in this neighborhood are served by a public alley. The alley serving the subject site is paved. About half of the lots in this block and surrounding blocks use the alleyways to provide parking areas in backyards. However, on-street parking is also common.
10. The zoning ordinance defines a "shared housing facility" as a dwelling unit occupied as a single housekeeping unit, and there using common facilities for cooking, sanitation, and gathering, by more than 5 adults, any one of which is not related to the other by blood or marriage. However, this definition also includes boarding houses, shelters, rooming houses, cohousing facilities, housing co-operatives, and other similar facilities regardless of the number of adult occupants. This means that a rooming house, as defined by the zoning ordinance, would apply to this proposed use even if the applicant were to decrease the number of tenants.
11. Typically, an increase in residential density is best considered with an understanding of the availability of goods and services, especially if the residents have mobility limitations. The nearest commercial area with groceries is Dollar General at the corner of 22nd Street and Central Avenue, approximately one-half mile from the site. Route #2 of the ColumBus system runs in front of this site along 22nd Street. The neighborhood is well served by sidewalks and a People Trail is accessible approximately one block to the west at Donner Park on the corner of Chestnut Street and 22nd Street.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as Residential.

The Comprehensive Plan includes this property in the Columbus Central Neighborhood character area. The following planning principles for that character area apply to this application: When conversion of single family houses to multifamily is permitted, appropriate off-street parking should be required. Converting front yard areas to a parking lot is not in the best interest of the area.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-1-1:** Encourage mixing of housing prices in all geographic areas of the city. *The policy is intended to provide choice of housing locations; it does not mean that houses of greatly differing price will be mixed in the same neighborhood.*
2. **GOAL A-2:** Preserve and enhance the character of the community.
3. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods. *Older neighborhoods have distinctive characteristics which should be retained. These vary from one neighborhood to another, but they include such things as smaller lots, lesser setbacks, service alleys, and a distinctive architectural style.*
4. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
5. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.
6. **POLICY D-2-1:** Encourage housing which is affordable to those whose incomes are below the median, particularly those significantly below the median. *A thriving community needs socio-economic diversity which in turn requires a range of housing prices. The city should encourage the development of housing in a variety of price ranges so that all citizens will have decent, safe, and sanitary housing at prices they can afford.*

7. **POLICY D-2-2:** Allow for various housing types. *A diverse population needs diverse housing. The city should encourage a variety of housing types, including single-family detached houses, townhouses, and apartments.*
8. **POLICY D-2-4:** Explore options for providing incentives for development of affordable housing which is consistent with these policies and conforms to an overall plan for community growth. *The private market produces a housing supply sufficient for those in middle- and upper-income categories, but land and development costs make it difficult for private entrepreneurs to produce houses that can be purchased by those in the lower income brackets. These incentives might include tax abatements and low-interest loans. The incentives would not include lower standards for houses or neighborhoods.*
9. **POLICY D-2-5:** Encourage neighborhoods which contain a diverse socioeconomic mix. *Socioeconomic diversity is beneficial to the community. The city should encourage developments which contain a variety of housing types and prices. The diversity of neighborhoods affects the diversity in public schools, particularly elementary schools. Traditional development, such as in the downtown area, contains a socioeconomic mix. Among newer developments, Tipton Lakes is consistent with this policy in that it contains a mix of housing types (apartments, single-family houses, duplexes, townhouses) in different price ranges.*
10. **POLICY D-2-6:** Encourage development of a sufficient supply of housing in all price ranges so that all citizens of the community can enjoy decent, safe, and sanitary housing in desirable neighborhood settings. *A diversity of housing prices and types accommodates a diverse population and differing preferences.*

Provisional Findings of Fact/Decision Criteria:

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

1. **The proposal will not be injurious to the public health, safety, and general welfare of the community.**

Provisional Findings: Allowing the shared housing use would not be injurious to the general welfare of the public. No significant increase in traffic will be experienced due to the type of housing and tenants. Further, any potential traffic increase should be adequately accommodated by 22nd Street, which is a collector street. Neither the Engineer's office or Technical Code Enforcement expressed any concerns with this use. This criterion has been met.

2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

Provisional Findings: There will be no building additions made to the existing home. Currently, as the home exists, it meets the development standards for setbacks. The site also exceeds the required number of parking spaces for single-family uses but does not meet the required number of parking spaces for multi-family use, which is likely an appropriate balance for the use. This criterion has been met.

3. **Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

Provisional Findings: The applicant is proposing to provide 3 off-street parking spaces, which meets the ordinance standards for a single-family dwelling. The applicant is also providing 3 on-street spaces. Given that the typical tenant will not have a vehicle, the proposed parking seems to be adequate. In addition, there will be no building additions made to the existing structure; only interior changes. The outward appearance of the home and character of the property will not change and therefore would not negatively affect the neighboring property values. This criterion has been met.

4. **The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

Provisional Findings: The Comprehensive Plan states a goal of the community is to encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community. This criterion has been met.

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Record No: BZA-26-12

Board of Zoning Appeals (BZA)
Application

Status: Active

Submitted On: 2/13/2026

Primary Location

2204 CALIFORNIA ST
COLUMBUS, IN 47201

Owner

SPARKS INVESTMENTS LLC
S 650 E 621 COLUMBUS, IN 47203

Additional Application Information

What is your Company/Business/Institution Name
(if applicable)? 

Sparks Investments

Are you the owner of the property?* 

Yes

Application Information

Application Type*

Conditional Use

You may enter multiple requests for the same application type. If you are also requesting a different application type, you will need to submit a separate application.

Pre-Application Meeting

Have you had a pre-application meeting with the Planning Department?*

Yes

What staff member did you meet with?*

Kyra Behrman

When did you meet?*

02/09/2026

Conditional Use Request

I am requesting a Conditional Use per Zoning Ordinance Section (insert the ordinance section number below):*

3.11(B)

Please Describe the Proposed Use:*

The proposed use of the property at 2204 California Street is a structured shared residential household for up to seven individuals who are working toward self sufficiency and may face barriers to traditional housing. Residents are screened through established community service provider referrals and must meet defined eligibility criteria prior to acceptance.

Each resident occupies an individual bedroom that meets housing standards, with shared access to a kitchen and bathrooms within a typical residential layout. The home includes on site oversight through a resident house manager and regular property management presence. Established house expectations promote accountability, stability, and respectful living consistent with a residential neighborhood environment.

The use remains residential in nature and does not involve commercial activity or high intensity operations.

The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community. For example: What harm could come from approving the conditional use? Would it create any public safety issues? Why or why not?*

Approval of the conditional use will not be injurious to public health, safety, or general welfare. The residence operates as a supervised residential household with defined rules, oversight, and accountability measures. A house manager resides on site, and property management maintains consistent involvement to ensure expectations are upheld.

Safety features include smoke detectors installed throughout the home and accessible fire extinguishers. Cameras are located only in common areas to support accountability. Residents are screened prior to acceptance, and individuals who do not comply with house expectations may be removed.

The property does not introduce commercial activity, excessive traffic, or high turnover. Parking is adequate and organized. As a result, there are no identifiable public safety risks associated with approval of the conditional use.

The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses. For example: Will the conditional use be able to meet minimum building setbacks, parking standards, and other requirements? If not, are variances being sought to address those items?*

Approval of the conditional use will not be injurious to public health, safety, or general welfare. The residence operates as a supervised residential household with defined rules, oversight, and accountability measures. A house manager resides on site, and property management maintains consistent involvement to ensure expectations are upheld.

Safety features include smoke detectors installed throughout the home and accessible fire extinguishers. Cameras are located only in common areas to support accountability. Residents are screened prior to acceptance, and individuals who do not comply with house expectations may be removed.

The property does not introduce commercial activity, excessive traffic, or high turnover. Parking is adequate and organized. As a result, there are no identifiable public safety risks associated with approval of the conditional use.

Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity. For example: Are there risks that the conditional use will cause harm to the neighbors' ability to use and enjoy their property? Is there reason to believe that the conditional use will cause harm to neighboring property values?*

The conditional use supports the general purposes of the Zoning Ordinance by maintaining orderly residential development, promoting community stability, and preserving neighborhood character.

The home remains residential in appearance and operation. It does not generate commercial traffic, signage, noise, or external activity beyond what is typical for a household. The property is professionally maintained to preserve visual consistency and neighborhood appeal.

There is no reasonable basis to conclude that the use would negatively impact neighboring property values or interfere with neighbors' ability to use and enjoy their property. Oversight and structured expectations reduce the likelihood of disruption and support stable residential living.

The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan. Will the conditional use change the character of the area? Will it involve a building, operation, or features that are significantly different than what is common to the zoning district?*

The property is located within a residential zoning district and maintains the scale, appearance, and function of a typical single family home. No physical alterations are proposed that would change the character of the structure or surrounding area.

The use aligns with the Comprehensive Plan's emphasis on supporting stable housing opportunities, maintaining neighborhood character, and promoting community wellbeing. The residence contributes to housing stability while preserving the physical and operational characteristics common to the district.

The conditional use does not introduce features that are significantly different from other residential properties in the area and therefore remains consistent with the character of the zoning district.

The City of Columbus Comprehensive Plan can be found at:
<https://www.columbus.in.gov/planning/comprehensive-plans/>.

The Bartholomew County Comprehensive Plan can be found at:
<https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>.

Applicant Signature

The undersigned acknowledges that the information included in and with this application is completely true and correct to the best of his/her knowledge and belief. * Denotes a required field





Site Sketch Description

2204 California Street
Columbus, Indiana

The subject property is a two-story residential dwelling designed to function as a structured shared housing residence. The home contains individual bedrooms for residents, along with shared common areas that include a fully equipped kitchen and two bathrooms. Living spaces are arranged across both the main floor and upper floor to support a typical residential layout.

The primary entrance to the home is located at the front of the structure and is accessible from California Street. Additional access points include a rear entrance near the driveway area. Interior circulation allows residents to move safely between bedrooms, shared spaces, and exits. Safety features include smoke detectors installed throughout the home and fire extinguishers located in accessible common areas.

Parking accommodations include approximately two on street spaces, two driveway spaces, one side parking area, and additional parking locations near and alongside the garage. These areas provide adequate residential parking without altering the character of the neighborhood streetscape.

Outdoor areas are maintained to support a clean and orderly residential appearance. The lawn and exterior of the home are professionally maintained to preserve neighborhood compatibility and visual consistency with surrounding properties.



Written Narrative of Proposed Conditional Use

2204 California Street
Columbus, Indiana

Property Overview

The subject property located at 2204 California Street in Columbus, Indiana is a residential dwelling proposed for use as a structured shared housing residence. The purpose of the home is to provide stable housing for individuals who are working toward self sufficiency and who may face barriers to traditional housing. The use remains residential in nature and is designed to support positive community integration.

Description of Proposed Use

The property will operate as a shared living environment for up to seven residents. Each individual has been screened through referrals from established community service providers and must meet defined eligibility criteria prior to acceptance. Residents are required to be employed or actively pursuing stability goals and demonstrate motivation to improve their quality of life and contribute positively to the community.

The home contains individual bedrooms, allowing each resident to maintain a private living space that meets housing standards. The structure includes two floors, with shared access to two bathrooms and a fully equipped kitchen. Common areas are maintained to encourage a safe and respectful residential environment. Smoke detectors are installed throughout the home, and fire extinguishers are readily available to support resident safety and emergency preparedness.

Operations and Supervision

All residents sign a program guide that outlines house rules, expectations, and behavioral standards. These rules are strictly enforced to maintain safety and order within the

residence. A house manager resides on site to provide oversight and support, and the property manager maintains a regular visible presence at the home several times each week. Failure to comply with program guidelines may result in removal from the residence. For safety and accountability, cameras are installed only in common areas to support rule compliance and maintain a secure shared environment.

Parking and Neighborhood Impact

The property provides adequate off street and on street parking, including two street parking spaces, two driveway spaces, one side parking area, and additional parking spaces located near the garage. Traffic is limited to residential use only, and no commercial activity is conducted on site.

Property Maintenance and Appearance

The home is professionally maintained to preserve neighborhood character and support surrounding property values. Regular upkeep ensures the property remains clean, orderly, and visually consistent with the residential area.

Neighborhood Compatibility and Community Consideration

The residence is designed to function as a stable, well-supported, and supervised household that aligns with the character of the surrounding neighborhood. Structured oversight, clear expectations, and consistent property maintenance help ensure that the home operates respectfully within the community. The intent of the program is to provide supportive housing while maintaining safety, minimizing disruption, and contributing positively to neighborhood stability.

Compliance with Conditional Use Intent

The proposed use is structured, supervised, and residential in nature. It provides stable housing while promoting accountability, employment, and community engagement. The operational model is designed to minimize neighborhood impact while supporting individuals working toward independent living.

Sparks Investments

Executive Summary with Company Description

Sparks Investments LLC was developed as a property investment company to address the needs of our community with the growing number of people re-entering society from substance or other related recovery programs by converting single family dwellings into small living spaces with common areas.

The process developed is labeled The Peinhouse.

The Peinhouse process consists of creating a safe space for all tenants by restricting substances and activities allowed with close overwatch by Property Managers.

Direct involvement with numerous recovery organizations, Drug Court Programs, Department of Corrections and treatment providers allows Sparks Investments insight into the sincerity of each potential tenant thereby limiting risks associated with any normal rental agreement or property. Our direct involvement with tenants recovery journey allows the Peinhouse to become an extension of each tenants recovery process.

Our process begins by creating a comfortable environment through décor throughout the home, well maintained common areas, advanced security camera systems, advanced home monitoring systems and frequent visits from our property managers with nearly 24 hour access by tenants.

Our tenants private small spaces include 150-200 square foot space with only 1 tenant per space. Each small space is furnished with a comfortable bed, bedding, armoire or closet, relaxing chair and wall mounted TV loaded with entertainment media (Netflix or similar).

Our common areas include kitchens with all appliances furnished, storage for each tenants food, complete laundry with washer and dryer, and bathroom facilities. With the exception of our bathrooms, each common area is video monitored for safety and cleaned/inspected by a third party weekly.

The revenue achieved using The Peinhouse process is 3-4 times higher than standard rental charged for the same property. Our process was designed and confirmed to operate with a margin of 35-38%.

Sparks Investment Staff and Support

Chris is President and CEO of Beacon Industries headquartered in Edinburgh, Indiana and serves the community through CASA and Celebrate Recovery at St Peters Lutheran while sitting on several local boards including Bridge to Dove and Horizon Bank Advisory Committee. Chris serves Sparks Investment as CEO/President and designer.

Lisa Marie Pein pervious served at the Director of the Outpatient Program for Life Works Ministry of St. Peters and serves the community on the Mayors Advisory Council on Safe and Affordable Housing, Coordinator of the 9th Street Area Neighborhood Watch Group, Former President of Bartholomew County Substance Abuse Council, Former Member of Treatment Team for Bartholomew County Drug Recovery Court, Member of the Mental Health and Substance Abuse Action Team of Bartholomew County, Board Member of United Way and former board member of ASAP (Alliance for Substance Abuse Progress) Bartholomew County. Lisa serves Sparks Investments as COO and Property Manager

Legal Counsel is provided by William Barret ESQ of Williams Barrett & Wilkowski LLP, Greenwood Indiana.

Accounting is provided by Joey Ashbury CPA of Shaub CPA Group, Greenwood Indiana

3/21/25

Hi,

My name is Gage Dooley and I've been a landlord here in Columbus, IN for nearly 15 years now. I've known Lisa Pein for over a decade. I am writing this letter in support of Lisa Pein and Chris Sparks for the work they're doing in our community by providing safe, clean, and affordable housing to people who otherwise wouldn't have it. Lisa and Chris's properties are very well ran and maintained. They're very nice, clean and safe properties that anybody would be lucky to call home. I am writing this letter to the board in support of Lisa and Chris and what they are doing to help people in our community. They are allowing people to rebuild their lives and thrive to become contributing members to society. Lisa and Chris have been helping people rebuild their lives and regain their sobriety for many years by running various support groups and meetings around Columbus. It's a great thing they have chosen to help people with great housing options as well. I hope the board allows them to continue the work they're doing for our community by providing housing to vulnerable people that need it the most.

Gage Dooley



March 24, 2025

To Whom It May Concern,

The Lincoln-Central Neighborhood Family Center is a full-service resource center for neighbors in downtown Columbus. Being a one-stop shop, folks stop at LCNFC every day for a variety of issues they are facing. A common thread of need right now is housing. For some it is seeking housing, for some it is staying current on rent, and for some it is housing conditions.

On a weekly basis, LCNFC provides the Bartholomew County Housing List to individuals and families seeking a place to live. Affordability and poor rental history are significant barriers. But another commonly-shared barrier is finding housing for those new to recovery. Typically, these folks have legal backgrounds that often prevent them from many housing assistance programs. Having recovery homes with responsible landlords and high-quality organizations supporting individuals is critical to these folks' success. We are fortunate to have some of these good options available in our community, but we have a lack of availability. So anytime our community can encourage the creation of, or sustain a current recovery home, the LCNFC sees this as a big win for our community and for those striving to maintain their recovery.

Thank you for your consideration of this vulnerable group in our community. If you have questions or would like to discuss this further, please feel free to contact us.

Sincerely,

Diane Doup
Community Outreach
LCNFC



1039 Sycamore Street ~ Columbus, Indiana 47201 ~ (812) 379-1630
www.lcnfc.org

Lisa Pein - Spark Investment, LLC

From Financial Assistance <outreach@columbuslovechapel.com>

Date Tue 3/25/2025 11:41 AM

To peinhouse@outlook.com <peinhouse@outlook.com>

To Whom It May Concern.

The purpose of this recommendation is to express my thoughts and gratitude to Lisa for partnering with Love Chapel in helping individuals who are working and making an effort to pay their rent. Over the years Lisa and I have worked together on various projects. She is respectful, ethical and business person I enjoy working with and knowing.

Regards,

Larry



**ALTOGETHER
FOR GOOD.
JUNTOS
PARA BIEN.**

Larry Rowe
Supportive Living Manager
Love Chapel

(812) 372-9421 | Ext. 103

311 Center St.
Columbus, IN 47201

columbuslovechapel.com



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Alliance for Substance Abuse Progress

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Lisa Pein

Dr. Jim Roberts

April 21, 2023

To Whom it May Concern

The Alliance for Substance Abuse Progress works with people from Bartholomew and surrounding counties whose lives have been impacted by substance use. One of the most critical components of recovery is safe housing. In Columbus, as well as throughout Bartholomew County, there is a shortage of safe, affordable housing for people in recovery. The majority of calls that ASAP receives from the people we work with pertain to housing and their inability to find satisfactory housing due to previous felonies, affordability, or safety concerns.

ASAP currently operates 5 recovery residences in Bartholomew County with plans underway to expand and add 4 more recovery residences over the next year. As participants complete their recovery program, ASAP assists them to find housing that will support their continued recovery at a rate they can afford. The need for this next-step housing in the community is critical and we anticipate continued growth in demand.

Sincerely

Sherri Jewett, Executive Director
Alliance for Substance Abuse Progress



BARTHOLOMEW COUNTY COURT SERVICES

March 17, 2023

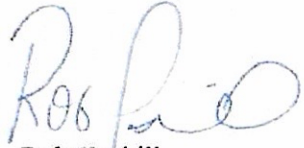
To: Chris Sparks and Lisa Pein

Bartholomew County Court Services is pleased to offer support for affordable and safe options that offer small living units to individuals that have barriers to obtaining apartments or housing. We are excited to see opportunities such as this, as we see a tremendous need in our community. Most of the potential tenants, that we envision, would be coming into transitional housing through ASAP, problem solving courts or transitioning out from the WRAP and REALM programs and work release. Our understanding is that tenants would sign a lease that states that alcohol and drugs are not permitted in the home, which would be consistent with court services program expectations.

We are very hopeful, as you seek to meet this tremendous need, we can partner with you, and other landlords with a similar mission, as you offer small housing units. Please let us know if we can provide you with any additional information, or if you have any questions, please let us know.

Sincerely,


Bradford L. Barnes
Director of Court Services


Rob Gaskill
Director of Community Corrections

INTEGRITY-TEAMWORK- RESPECT- HONESTY-EFFECTIVENESS-ACCOUNTABILITY

507 Third Street, Columbus, IN 47201
(812) 379-1640



CENTERSTONE

4/14/23

To Whom It May Concern.

This document serves as a letter of support from Centerstone from future affordable housing opportunities provided by Lisa Pein and her business partner. Centerstone provides recovery housing in the Columbus, IN community, and those who complete our treatment programs are in need of stable, safe housing options upon discharge. Having another trustworthy housing partner in the community would be of great benefit to our clients and the recovery community! We strongly support Lisa's pursuit to provide this highly needed resource.

Sincerely,

Macy Kootz, LMHC-A

Macy Kootz, LMHC-A
Manager Recovery Housing

Centerstone

Jennifer Fillmore, MS, LCAC
Director SUD Residential and Specialized Services

Centerstone

Delivering care that changes people's lives.



Columbus Regional Health
Treatment and Support Center

2630 22nd Street • Columbus, IN 47201

Phone number 812.375.3784 • Fax number 812.375.3781

Kevin Terrell DO | Amber James NP

<https://www.crh.org/physician-practices/treatment-and-support-center>

01/03/2024

To Whom It May Concern:

This letter is to confirm that the Treatment and Support Center uses Sparks Investments as a referral source for housing. Currently housing is one of the largest barriers that our clients face. Sparks Investments has been able to provide affordable, recovery friendly housing options. We continue to refer to them, as clients with housing needs present.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Amanda M. Lang
Practice Manager
P: 812-375-3805