

# NCSHA 2015 Annual Awards Entry Form

(Complete one form for each entry)

**Deadline: Wednesday, June 10, 2015**

Visit [ncsha.org/awards](http://ncsha.org/awards) to view the Annual Awards Call for Entries.

**Instructions:** Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact Matt Cunningham at [mcunningham@ncsha.org](mailto:mcunningham@ncsha.org) or 202-624-5424.

Fill out the entry name *exactly* as you want it listed in the program.

**Entry Name:** \_\_\_\_\_

**HFA:** \_\_\_\_\_

**Submission Contact:** (Must be HFA Staff Member) \_\_\_\_\_ **Email:** \_\_\_\_\_

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

\_\_\_\_\_

Use this header on the upper right corner of each page:

**HFA:** \_\_\_\_\_

**Entry Name:** \_\_\_\_\_

**Select the appropriate subcategory of your entry and indicate if you are providing visual aids.**

<b>Communications</b>	<b>Homeownership</b>	<b>Legislative Advocacy</b>	<b>Management Innovation</b>
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
<b>Rental Housing</b>	<b>Special Needs Housing</b>	<b>Special Achievement</b>	<b>Are you providing visual aids?</b>
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

Minnesota Housing has invested in several unique projects to provide supportive housing for persons with serious and persistent mental illness. The individuals and families served by this housing often have experienced years of homelessness or have been incarcerated. Many are heavy users of emergency rooms or other expensive systems.

In our efforts to invest in housing across a continuum of needs, supportive housing is one of our priorities and a proven way to:

- Move people experiencing long term homelessness into affordable, permanent housing;
- Promote housing stability with support services necessary to improve their wellbeing, such as employability, self-sufficiency, and other positive social outcomes; and,
- Reduce the social costs associated with homelessness such as inappropriate use of emergency health care, shelter, chemical dependency, corrections, etc.

Housing with supportive services has made a world of difference for the residents of Youngdahl Living in Owatonna and Rising Cedar Apartments in Minneapolis. In 2014, Minnesota Housing funded Hiawatha Bluffs in Winona, Minnesota, which will be modeled after Youngdahl Living and will provide 20 more units for persons with special needs. All three of these developments effectively use partnerships to provide the best level of care and provide residents with stability, independence and support.

#### **Youngdahl Living**

Owatonna is a community in southern Minnesota with a population of just over 25,000. Youngdahl Living was completed in 2011 and was funded with support from the State Legislature through Housing Infrastructure Bonds. It serves people who have experienced a number of barriers, including long-term homelessness, a significant risk of long-term homelessness, serious mental illness and chemical dependency. South Central Human Relations Center provides services to residents, including coordination with behavioral health and primary care providers, financial planning, benefits assistance, life skills training, self-sufficiency education and facilitation of resident council.

In addition to state housing bond proceeds, this project was funded with Small Cities Community Development Block Grant funds and local and private investment from the Owatonna Housing and Redevelopment Authority, the Federal Home Loan Bank and the Greater Minnesota Housing Fund (a philanthropic funder of affordable housing). The total development costs were \$2.29 million.

Last year, several state legislators toured the facility and heard from residents about their experience. One resident told the legislators that he had been homeless for 30 years and had never been able to hold on to a job. Since living at Youngdahl Living, he had secured a job and felt for the first time in his life that he was able to be a productive member of his community.

#### **Hiawatha Bluffs**

Hiawatha Bluffs was awarded funds in Minnesota Housing's 2014 Request for Proposal. When it is complete, it will provide 20 new units of housing targeting individuals who are long-term homeless or homeless, with a severe mental illness, with a priority for people who have been committed for mental

illness or chemical dependency treatment two times, or have been treated in a residential treatment facility, or a community based inpatient psychiatric unit.

Like Youngdahl Living, Hiawatha Bluffs has a strong partnership with the county human services, the local Housing and Redevelopment Authority, and the regional mental health initiative. The county will contribute a half time registered nurse to assist residents and the Winona Housing and Redevelopment Authority will contribute a full time front desk person for the development. The mental health initiative is allocating \$50,000 per year for operating costs.

State Housing Infrastructure Bonds will provide the majority of the financing for Hiawatha Bluffs. In addition, there are financing contributions from local sources including the Winona Housing and Redevelopment Authority and the Greater Minnesota Housing Fund. The total development costs are just under \$4 million.

### **Rising Cedar**

There is a sense of peace and tranquility when you walk into Rising Cedar Apartments, a 40-unit development in Minneapolis' Seward neighborhood. That's no accident – this building was specifically designed to meet the needs of adults with mental illness, both through supportive services and the serene environment. Touchstone Mental Health, in collaboration with Project for Pride in Living, opened Rising Cedar after significant brainstorming with clients and partners.

“Our vision was to design a healing environment specifically for people living with mental illness using the latest neuroscience research, and incorporating these elements throughout the building,” said Michelle Wincell O’Leary, Rising Cedar’s senior director. “The building is a breath of fresh air from the moment one walks inside.”

The furnished one-bedroom units promote independence with their own kitchens, living spaces and bathrooms, plus easy access to public transit. But residents also receive specialized support with 24-hour care from medical and mental health professionals. Said one resident of that balance, “I like that it’s mostly independent, and it is a good environment.”

Their holistic services extend to the broader Twin Cities community as well. The adjoining Community Health and Wellness Center serves adults with mental illness through acupuncture, health coaching, yoga and more.

This project is primarily funded by low income housing tax credits from the City of Minneapolis. There are additional grant funds from the City and Hennepin County, as well as private funders. Total development costs were about \$11 million.

### **Outcomes**

We have found that almost all of the households we serve with supportive housing are able to successfully remain in housing for at least a year or successfully transition to other permanent affordable housing. We also find that in our supportive housing programs, nearly 90 percent of those served coming from institutions do not return to institutions within a year. Supportive housing stabilizes

housing for the poorest households and households with special needs so they can successfully address barriers to employment, complete school or training and achieve independent living. Housing opportunities like these three are not only innovative and successful, but also highly replicable as we've already observed. Supportive housing will continue to be a priority for Minnesota Housing as we work to address the full spectrum of housing needs and keep people with special needs in safe and stable homes.

## The Need

There is a great need across the state for permanent, affordable rental housing that provides support services to residents with multiple barriers to maintaining stable housing. Supportive housing developments serve people including those who are formerly homeless or at risk of homelessness, those with mental illness, substance abuse histories and physical disabilities.

We've invested in supportive housing models that work to move people out of homelessness or institutions and into permanent housing with effective support services - job training, financial education, mental and physical medical care, and more. These services help reduce the social costs of homelessness by keeping residents out of emergency rooms, shelters and the corrections system.

## Our Commitment

### 2014 Consolidated RFP Supportive Housing Funding:

- 9 Greater Minnesota developments totaling **151** units
- 12 Metro developments totaling **538** units
- Total of **689** units including **325** for long-term homeless households



### Example: Hiawatha Bluffs Living - Winona

- **Sponsor:** Hiawatha Valley Mental Health Center
- **Units:** 20 new construction rental units
  - Includes 4 long-term homeless units
  - Includes 1 BR units
- **Affordability:** Incomes less than approximately \$39,840
- **Highlights:** Hiawatha Bluffs Living will house and assist individuals with serious and persistent mental illness that have been unable to retain stable housing. Priority will be for those who have experienced homelessness. Modeled after the successful Youngdahl Living facility in Owatonna, permanent supportive housing services will be provided under individualized service plans, with referrals as needed.
- **Minnesota Housing Investment:** \$2,631,701 in Housing Infrastructure Bond proceeds



## 2014 SUPPORTIVE HOUSING RECOMMENDATIONS

Project Name	Supportive Housing Units	Service Provider	City
Carver Crossing	4	Scott-Carver-Dakota CAP Agency	Carver
Beacon Hill	20	Northland Counseling Center, Inc	Grand Rapids
Pine Ridge Apartments	5	Northland Counseling Center Inc	Grand Rapids
Cornerstone Creek	45	Jewish Family and Children's Services	Golden Valley
Hickory Ridge Townhomes	4	The Salvation Army	Maple Grove
The Villages at Frost-English	10	Solid Ground	Maplewood
Corcoran Triangle	9	Clare Housing	Minneapolis
Hawthorne EcoVillage Apartments	4	Project for Pride in Living	Minneapolis
Opportunity Housing Partnership	117	Resident Connections	Minneapolis
Veterans East	100	BDC Management Co.	Minneapolis
Northgate Apartments	4	South Central Human Relations Center	Owatonna
Sunwood Village	4	CommonBond Communities - Advantage Services	Ramsey
Ashland Village	4	Zumbro Valley Mental Health Center	Rochester
The Meadows	4	Zumbro Valley Mental Health Center	Rochester
Rochester Youth and Family Housing	55	Olmstead County Health & Family Services	Rochester
VA Housing	35	To Be Determined	Saint Cloud
Cloverdale Townhomes	4	Tri-County Action Program	Saint Joseph
Higher Ground St. Paul	193	Catholic Charities	Saint Paul
Jamestown Homes	4	Amherst H. Wilder Foundation	Saint Paul
Prior Crossing	44	Amherst H. Wilder Foundation	Saint Paul
Hiawatha Bluffs Living	20	Hiawatha Valley Mental Health Center	Winona
<b>Total Units</b>	<b>689</b>		