



Haralson Apartments

Haralson Apartments provides 16 units of permanent supportive housing for low-income adults with serious mental illnesses and other disabilities within a new construction, 36-unit affordable housing building. All of the units are efficiencies with full kitchens and baths.

Owner and Developer:

Community Housing Development Corporation

Property Manager:

BDC Management Company

Service Provider:

Mental Health Resources

Tenant Profile:

Low-income adults with serious mental illnesses and other disabilities. Four of the supportive housing units are targeted for adults meeting the state's definition of long-term homelessness.

Service Approach:

Implements harm reduction strategies; utilization of services and sobriety are not a requirement of tenancy. On-site services are available from 8:30 am - 4:30 pm, Monday through Saturday. After hours support is provided by on call staff. Support services provided include benefits assistance, independent living skills, education and vocational assistance, crisis prevention and assistance, service coordination, and community building.

Key Features and Innovations:

- Haralson Apartments is located in the heart of Apple Valley's new planned urban center development, Central Village, and is integrated within the development's 1,371 multi-family dwelling units. The Central Village development includes a mix of townhouse, condominium, apartment, and senior only dwelling units, and approximately 450,000 square feet of commercial/retail/office space.
- The Haralson Apartments units were developed based upon Dakota County's recognition of the need for a new, supportive housing resource for persons with persistent mental illness, and the County worked to identify a site and collaborate with a non-profit developer.
- Haralson is designated as a "housing with services" facility, which allows state Group Residential Housing subsidies to be used in the supportive housing units.

Financing

Capital

Dakota County First Mortgage

Tax Increment Financing

Dakota County Trust Funds

Low Income Housing Tax Credits

Minnesota Housing Trust Fund Ending Long-

Term Homelessness Initiative Funds

Family Housing Fund

Met Council Livable Communities Act

Total

\$4,700,000

Operating

MN Housing Finance Agency Unique Operating

Services

Dakota County

MN Department of Human Services Group Residential

Housing Subsidies and Adult Rehabilitative Mental

Health Funding

Additional Project Details

About Community Housing Development Corporation (Owner And Developer)

Founded in 1991, Community Housing Development Corporation (CHDC) is a non-profit developer and owner of affordable housing throughout Minnesota. CHDC's mission is to develop, preserve, and operate affordable housing for the benefit of residents, neighborhoods, and communities. CHDC currently owns a portfolio of nearly 3,000 successful units of affordable housing, a majority of which are occupied by individuals and families earning less than 30% of the Area Median Income. CHDC successfully partners with service agencies to provide supportive housing in 356 units.

About BDC Management Company (Property Manager)

BDC Management Co. has been providing high quality, professional property management services since 1990 and currently manages developments consisting of 3,501 units. BDC is committed to providing safe, decent, and affordable housing to each and every resident. BDC has an experienced staff of over 150 people and provides full marketing, management, and accounting services.

About Mental Health Resources (Service Provider)

Mental Health Resources (MHR) is a non-profit community based organization that seeks to foster hope and recovery for those affected by mental illness. MHR believes that persons with mental illness can learn to lead full lives in the community. Since its inception in 1976, MHR has provided a wide variety of community mental health services to individuals and families. Currently, MHR operates 11 mental health programs in three metropolitan counties that deliver services to clients in their homes and other community settings. These programs include Targeted Case Management, Assertive Community Treatment, Adult Rehabilitative Mental Health Services, Seward Community Support Program, Mental Health Outreach Clinic, Metro Intensive Team, Supportive Housing Programs, and the Mainstream Section 8 Program.

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 in nine states (California, Connecticut, Illinois, Michigan, Ohio, Minnesota, New Jersey, New York, Rhode Island) and in Washington, DC. CSH also operates targeted initiatives in 6 states (Indiana, Kentucky, Maine, Massachusetts, Oregon, and Washington) and provides limited assistance to many other communities.



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