



Project View Townhomes

Country View Townhomes is permanent housing paired with services for chronically homeless families. The six units are new construction and consist of two 2-bedroom units, two 3-bedroom units, and two 4-bedroom units.

Owner/ Sponsor: Willmar Housing and Redevelopment Authority (Willmar HRA)

Developer: Southwest Minnesota Housing Partnership

Property Management: Willmar HRA

Service Provider: Heartland Communication Action Agency

Tenant Profile: Chronically homeless and homeless families

Service Approach: Services are voluntary and are structured to enable the tenants to regain independent living skills while working on other issues that lead to being homeless.

Key Features and Innovations:

- Tenants hold leases with the owner and are not subject to limits on length of tenancy.
- Units have independent entrances to allow for quick and easy access to outdoors and on-site play equipment. The design further minimizes noise from unit to unit.
- Each unit includes a natural gas forced air furnace, water heater, air conditioner, stove, refrigerator, washer/dryer, patio and storage building. There is no on-site service space
- Heartland Community Action provides a .5 FTE position for case management. The Willmar HRA provides 1 FTE position to manage the eligibility requirements, tenant selection, and oversee maintenance of the units.

Financing

Capital

HUD Supportive Housing Program	\$373,194
MN Housing Finance Agency (MHFA)	\$263,194
Federal Home Loan Bank AHP	\$60,000
Otto Bremer Foundation	\$50,000
Willmar HRA	\$82,080
Southwest MN Housing Partnership	<u>\$3,500</u>

Total \$831,968

Operating

Rental Reserve	\$95,080/6 units
MHFA Rental Assistance	<u>\$246,471/6 units/ 8 yrs</u>
Annual cost to operate	\$7,305/ unit

Services

HUD Supportive Housing Program	\$15,215
Kandiyohi HRA	<u>\$10,785</u>
Annual cost for services	\$26,999

Additional Project Details

Referral Sources The project will be marketed to potential residents mainly through referrals from participating social service agencies such as: Heartland Community Action, Woodland Center, Central MN Jobs and Training, Cardinal Recovery Center, Motivation, Education & Training, Inc. (MET, Inc.), Salvation Army, The Family Collaborative, SW Mental Health Consortium, and Shelter House.

Significant Services The tenants of the project have access to the following services: an individual case manager; employment counseling; job development services and job placement; GED preparation; financial assistance with college tuition; emergency food, shelter, and transportation; Head Start Services; child care; health care services; psychiatric case management services; and other related services. The case manager works with families to assess their strengths/barriers and other services they are currently receiving, develop a Housing Stability Plan, provide information, referral, coordination, follow-up with other resources, advocate to assure access to appropriate services, facilitate work on budgeting skills, and provide support and assistance toward each family's work to meet their goals.

Outcomes Outcomes measured include the number of residents housed successfully. The definition of success is that the household entered into the unit homeless, participate in supportive service case management plan, work on the plan to minimize their need for services, and maintain a record of little (two or fewer) or no lease violations.

About Willmar HRA

The Willmar HRA has been working to house homeless families for many years. Created in 1966, the Willmar HRA has operated various low-income affordable housing programs. Rental housing projects administered include the ownership and management of 174 public housing units, Section 8 Vouchers (50 vouchers), Section 811 (12 units), Section 8 New Construction (79 units), Rural Development 515 (48 units), Section 42 Tax Credit (48 units), and Bridges Rental Assistance (approximately 10 households per month). The HRA currently owns and manages a total of 256 units. The HRA does not have significant development experience and has partnered with the Southwest Minnesota Housing Partnership (SWMHP) to provide development and construction monitoring expertise.

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 more information about CSH, please visit www.csh.org.



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