Crane Ordway - St. Paul, MN
Supportive Housing within a Mixed-Income Historic Development

Key Features and Innovations
- Originally built in 1904, the Crane Ordway building is part of the Lowertown Historic District. The former warehouse building was designed by Reed & Stem, the architectural firm that designed Grand Central Station in New York City and the St. Paul Hotel in downtown St. Paul. The building had been vacant for 30 years when Aeon purchased it in 2003.
- Unique design features were used to make the former open warehouse into usable residential space, while also maintaining the historic character. The building supports determined unit size, and raised platforms were used to make high-set windows accessible to tenants.
- Significant local financial support:
  - **Family Housing Fund**, a local nonprofit that provided capital gap financing - a $200,000 30-year loan at 1 percent interest.
  - **Metropolitan Council**, a regional planning agency serving the Twin Cities seven-county metropolitan area and providing essential services to the region, provided a clean up grant.
  - **Houses of Hope**, a small foundation fund operated by the House of Hope Presbyterian Church in St Paul, provided a grant.

Crane Ordway Building
The Crane Ordway provides fourteen (14) units of permanent supportive housing for adults experiencing long term homelessness within a renovated historic building that contains a total of seventy (70) affordable efficiency units. The supportive housing units are fully integrated into the affordable housing project.

**Owner and Developer:** Aeon

**Property Manager:** Aeon Management, LLC

**Service Provider:** South Metro Human Services

**Tenant Profile:** Thirty-five (35) units are targeted to households earning 50% of AMI and thirty-five (35) units are targeted to households earning 30% of AMI, fourteen (14) of which are set-aside for persons meeting the state’s definition of long-term homelessness.

**Service Approach:** Based on a harm reduction model, utilization of services and sobriety are not a requirement of tenancy.

### Financing Information

**Capital Financing Sources**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>LIHTC Equity</td>
<td>$7,677,436</td>
</tr>
<tr>
<td>City of Saint Paul</td>
<td>$1,742,000</td>
</tr>
<tr>
<td>MN Housing Ending Long-Term Homeless Initiative Fund (ELHIF)</td>
<td>$980,000</td>
</tr>
<tr>
<td>Wells Fargo (Bridge Loan, 7%)</td>
<td>$600,000</td>
</tr>
<tr>
<td>FHLB Affordable Housing Program</td>
<td>$250,000</td>
</tr>
<tr>
<td>Family Housing Fund</td>
<td>$200,000</td>
</tr>
<tr>
<td>Metropolitan Council</td>
<td>$87,000</td>
</tr>
<tr>
<td>Bigelow Foundation</td>
<td>$50,000</td>
</tr>
<tr>
<td>Houses of Hope</td>
<td>$25,000</td>
</tr>
<tr>
<td>Mardag Foundation</td>
<td>$25,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$11,736,436</strong></td>
</tr>
</tbody>
</table>

**Operating Financing Sources**

- MN Housing Finance Agency Housing Trust Fund (14 vouchers) valued at $65,000.

**Services Financing Sources**

Clients are referred by providers who provide on-going services and support, including:
- Assertive Community Treatment, Targeted Case Management, Adult Rehabilitative Mental Health Services, and/or other services.
Additional Project Details

About Aeon (Owner, Developer, and Property Manager)
Aeon is a nonprofit organization that develops and manages affordable housing. Established in 1986, Aeon owns and manages 28 properties with 1,503 units of affordable housing in the Twin Cities Metro Area. These properties serve more than 2,700 people annually. Aeon's mission is to create and sustain quality affordable housing that strengthens lives and communities. In addition to Crane Ordway, Aeon operates seven other properties that have units dedicated to formerly homeless households, including Alliance Apartments, The Archdale, St. Barnabas Apartments, The Lamoreaux, The Colye, The Continental Hotel, and The Heritage. For more information, see www.aeonmn.org.

About Aeon Management LLC
On June 1, 2008, Aeon acquired 60% of Property Solutions & Services, LLC (PSS) and formed an independent property management entity called Aeon Management LLC. This new entity manages a significant portion of Aeon’s housing portfolio, including the Crane Ordway. Prior to the acquisition, Aeon contracted with three property management companies, including PSS, for the day-to-day management of its approximately 1,500 affordable apartment homes. Aeon identified greater long-term control of its property management future as a goal in its 2007-2011 Strategic Plan.

About South Metro Human Services (Service Provider)
South Metro Human Services (SMHS) is a non-profit agency established in 1992 providing services in Ramsey, Hennepin, Washington, Dakota, and Anoka Counties to adults who are mentally ill, dually diagnosed with mental illness and chemical dependency, or chemically dependent. The mission of this agency is to serve those individuals who are the most severely impaired with mental illness and/or chemical dependence in the most humane manner possible. SMHS provides services to approximately 2,000 clients at any point in time.

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 ongoing risk of homelessness. For information regarding CSH’s current office locations, please see www.csh.org/contactus.