



University Dale Apartments

Mixed-use affordable housing development that includes ninety-two (92) apartment units, six (6) town homes, and a library. The units serve families at different income levels: ten (10) of the units are targeted to families at or below 30% of Area Median Income (AMI); ten (10) are targeted to families at or below 50% AMI; fifty-nine (59) units are targeted to families at or below 60% AMI; and nineteen (19) units are rented at market rate. Fifteen (15) of the units are committed to families experiencing long term homelessness.

Owner, Developer, and Property Manager: Legacy Management and Development Company

Service Provider: YWCA of St Paul

Tenant Profile: Homeless families currently living in a homeless shelter, including battered women’s shelters. Preference is given to those who have used a shelter two or more times within the previous 12 months.

Service Approach: The YWCA supports Legacy by identifying eligible homeless families and providing case management and supportive services - services that are essential to the stabilization of the families and retention of their housing.

Key Features and Innovations

- Unique collaboration of the City of St. Paul, the Public Library, Legacy Management, and the community. The Rondo Community Outreach Library occupies the entire first floor while the top three floors contain rental units.
- The library has extensive programming that is also available to the residents, including a homework assistance center, GED prep, ESL, and career counseling.
- There is on-site management with an office, a community room for tenants to use for events, and a meeting room in the management office.
- This project provides long-term, comprehensive services to families with multiple barriers to family stabilization. Referrals are made by Ramsey County emergency shelter staff.
- Significant local financial support: **Family Housing Fund**, a local nonprofit, provided capital gap financing - a \$400,000, 30-year loan at 1% interest. **Metropolitan Council**, a regional planning agency, provided a \$200,000 grant for environmental clean up. **Krause Anderson**, the general contractor, provided a contribution/cost reduction.

Financing Information

Capital Financing Sources

LIHTC Equity (NEF)	\$ 4,587,121
MN Housing Ending Long-Term Homeless Initiative Fund	\$ 1,484,605
Family Housing Fund	\$ 400,000
Met Council	\$ 200,000
City of St. Paul	\$ 3,505,000
MN Housing, Housing Trust Fund	\$ 300,000
Deferred Developer Fee	\$ 230,934
Secured Loan (HUD-221(d)4)	\$ 6,300,000
Kraus Anderson Reduction	\$ 100,000
Interest Income	\$ 157,674
NEF (General Partner Contribution)	\$ 359,069
Total	\$17,624,403

Operating Financing Sources

St. Paul Public Housing Authority: 15 Project-Based Section 8 Vouchers

MN Housing Ending Long-Term Homeless Initiative Fund: \$73,000 per year

Services Financing Sources

Eugene U. & Mary F. Frey Family Fund of The Saint Paul Foundation

Additional Project Details

Legacy

Management & Development Corporation

About Legacy Management and Development Corporation

Founded in 1972, Legacy Management & Development Corporation is a multi-family residential real estate development and management company that prides itself on being an innovator of some of Minnesota's most unique and successful building developments. Legacy has developed and currently manages more than 1,500 housing units in Minnesota. Housing developments consist of affordable and mixed income apartment and town home communities and some commercial space. Legacy has another development, the Winnipeg, that will also feature supportive housing units. It is currently under construction and is set to open in 2009. The YWCA will also provide services in that development.

eliminating racism
empowering women
ywca
St. Paul

About YWCA of St. Paul

YWCA St. Paul, with its century-old message of unity and hope, contributes to the vitality of the St. Paul community by demonstrating its commitment to support people who want to improve their quality of life. While its programs have changed to meet the evolving needs of its community, YWCA's commitment to its mission - the elimination of racism and empowerment of women - has remained steadfast. Today, YWCA meets pressing community needs through programs in four core areas: housing and supportive services; youth development; employment and training; health and wellness. Long-term partnerships with organizations that have complementary strengths contribute to the well-being of YWCA program participants as well as to the economic and social health of its community.

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 information regarding CSH's current office locations, please see www.csh.org/contactus.



Corporation for Supportive Housing
Minnesota Program
2801 21st Avenue, S, Ste 220
Minneapolis, MN 55407
T: 612-721-3700
F: 612-721-9903
E: mn@csh.org
www.csh.org