

# Crestview Community



## Crestview Community St. Paul, MN

The Crestview Community provides 44 units of permanent supportive housing for families with a disability or mental illness. Most families were homeless before coming to Crestview. Eleven units are designated for families that are longterm homeless.

The properties are more than an environment for delivering social services, and residents view the community space as the activity hub of the community. There is a constant flow of tenants and their children coming and going from the space, keeping appointments, dropping by to visit with each other. Crestview also houses an onsite space for children's services as well as an outdoor playground.

## CSH's Role in the Project

CSH consulted with sponsor on program development, advocated with HUD—Washington to successfully negotiate waivers for Project Based Section 8, and CSH provided some predevelopment funding. CSH helped build the capacity of New Foundations, resulting in their ability to access new funding sources.

## The Program

The Crestview Community services model is at the heart of New Foundations' purpose and mission. New Foundations' services philosophy requires an approach that: recognizes and reinforces family strengths, diversity, cultural values, and traditions, models and nurtures a supportive community, and empowers residents to shape Crestview's community and services to advocate for others. On site case management and children's services are provided. Tenants come to Crestview from homeless shelters, treatment facilities, battered women's shelters, correctional facilities, or from the streets, and many tenants have a history of chemical dependency and mental illness.

## The Development

The Crestview Community is comprised of three adjacent buildings of 44 units. There is onsite community space, program offices, two computer labs, a children's play room, and an outdoor playground. Staff offices are located near in the community space and are used for individual and group meetings. In 2000 New Foundations was offered to acquire the two original buildings, then searched for a partner and found Project for Pride in Living. Together the organizations acquired and rehabbed the buildings, and later developed the third building which consists of 2 and 3 bedroom units, and a large community space. This building was completed in 2005.

## Financing

### Capital

|                                      |                    |
|--------------------------------------|--------------------|
| Low Income Housing Tax Credit Equity | \$2,300,000        |
| MHFA Deferred Loans                  | \$866,000          |
| City of St. Paul                     | \$1,100,000        |
| Federal Home Loan Bank               | \$150,000          |
| General Partner Cash                 | \$1,249,000        |
| <b>Total</b>                         | <b>\$5,665,000</b> |

## Operating

Project Based Section 8 (44 units)

\$400,000 annual

## Services

HUD SHP  
Foundations  
Ramsey County

## About New Foundations (Service Provider, Owner)

Established in 1994 New Foundations provides affordable housing and comprehensive services for homeless, chemically dependent women in recovery and their children. Their mission is to work in partnership with New Foundations' families and the community, to replace addiction with recovery, poverty with economic stability, and homelessness with community. The result is a vibrant housing environment where women can achieve education and employment goals, strengthen families, build relationships, and contribute to the community. Children reunite with their moms, and each child gets the support and nurturing to enhance emotional and physical health, succeed in school, develop friendships, connect with the community, and believe in the future.

## About Project for Pride in Living (Developer, Owner)

Project for Pride in Living (PPL) founded in 1972, is a nonprofit organization dedicated to helping lower-income families develop the tools they need to achieve self-sufficiency. PPL's earliest activities were devoted to increasing the supply of affordable, quality housing as a stabilizing force in the inner city neighborhoods of Minneapolis. Today it offers affordable housing and support services to people in poverty, and owns or manages more than 800 units of affordable housing. PPL's mission is to assist lower-income individuals and families to work toward self-sufficiency by providing housing, jobs and training. They create opportunities for growth through several integrated programs: affordable housing (rental and ownership), jobs and employment readiness training, personal and community support services, and youth development.

## 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 through eight geographic hubs: California, Illinois, Michigan, Ohio, Minnesota, New Jersey, New York, and Southern New England (Connecticut, Rhode Island). CSH also operates targeted initiatives in Kentucky, Maine, Oregon, and Washington, and provides limited assistance to many other communities.



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