



East Metro Place

14 units of permanent housing and 20 units of transitional housing for homeless families with children, including 7 HUD-SHP units and 7 Long-term Homeless units.

Owner/ Sponsor: East Metro Women's Council, Duffy Development Company and MMA Financial, dba the EMP Limited Partnership

Developer: EMP Limited Partnership

Property Management: Kingwood Management Co.

Service Provider: East Metro Women's Council (EMWC)

Tenant Profile: Children aged 0-18 and all family structures (single moms, single dads and 2-parent families) are served. Most adult residents have a diagnosed mental illness and/or chemical addiction.

Key Features and Innovations

- 14 new permanent housing units developed in 2005 for families with disabilities and/or histories of long term homelessness. All new units are wired with free high-speed Internet access.
- On-site Employment Services Program provides intensive job readiness, placement and retention services to residents.
- 1,200 hours of after-school tutoring provided annually to help children be successful in school.
- 50 families housed in 2007 (57 adults and 134 children)
- 90% of families served in 2007 achieved housing stability; 85% secured permanent affordable housing at exit.

Financing Information

Capital Financing Sources

Low Income Housing Tax Credits	\$2,230,000
MHFA - PARIF	933,496
Ramsey County-HOME & Trust Fund	699,659
HUD	380,000
Other	496,431
Total	\$4,739,586

Operating Financing Sources

Project Based Section 8 (Metro HRA) All 34 units

Services Financing Sources

HUD-Supportive Housing Program (SHP) \$67,814
 MHFA-Family Homeless Prevention
 58,000
 & Assistance (FHPAP)
 MN DHS - Transitional Housing Program (THP)
 57,955
 Various Private sources
 350,711

About Owner/Developer/Sponsor (EMP Limited Partnership)

East Metro Women's Council (EMWC) was founded in 1987 and incorporated as a private, nonprofit organization in 1989. A survey conducted by EMWC found that low income families most needed assistance with education/vocational training, affordable housing, childcare and transportation. EMWC built its mission and self-sufficiency program around these identified needs.. EMWC operates supportive housing programs in Ramsey and Washington Counties, serving more than 300 homeless women, men and children annually, and providing outreach services to another 200 persons each year. EMWC has received several local and national awards, including a Live Your Best Life Award from Oprah Winfrey's Angel Network. The agency has twelve full-time and five part-time staff.



Duffy Development Company, established in 1986, is a developer and long-term holder of more than a dozen multifamily residential and commercial properties operating in the three-state region of Iowa, Wisconsin and Minnesota. The Duffy Development Company continues to be the managing general partner in all of the properties they've developed. Long term ownership has aided greatly in establishing accurate and reliable construction, operating and reserve budgets.

MMA Financial, based in Boston, is a leading tax credit equity syndicator and fund manager. With more than \$20 billion in assets under management, MMA Financial has built the fourth largest apartment portfolio in the U.S.

About Property Management (Kingwood Management Company)

Kingwood Management has been managing investment real estate for others since 1982. Kingwood Management presently manages or provides marketing and/or maintenance services for over thirty (30) individual owners of a wide variety of investment properties. Managed properties have included an assortment of commercial properties and approximately 1800 residential units.

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.



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