



Nicollet Square

Nicollet Square is 42 units of permanent supportive housing aimed at young adults transitioning out of homelessness and foster care. Nicollet Square's tenants are between the ages 16 and 21. At least half the units will be for individuals experiencing long-term homelessness, the remaining units will be for those transitioning out of foster care.

Owner/ Sponsor: PCNF Nicollet Housing Limited Partnership

Developer: Plymouth Church Neighborhood Foundation

Property Management: CommonBond

Service Provider: YouthLink, Inc.

Tenant Profile: 16 to 21 year olds who are transitioning out of long-term homelessness or foster care.

Service Approach:

Nicollet Square will implement a housing first, work fast model. As a housing first development, tenant eligibility is minimal. Work fast means having a job is essential. Tenants who do not have employment when they move in will be connected to the on-site employment partner, HIRED.

Key Features and Innovations:

- Nicollet Square is a nationally innovative model that will take advantage of the new Federal "Fostering Connections" policy which provides for extended foster care benefits to youth who aged out of care at 18.
- On site retail partner will provide tenants with supportive employment opportunities.
- 24-hour front desk
- Environmentally conscious design features that reduces utility costs and lessens environmental impact.
- Innovative flat rate structure rewards tenants by not raising rent when income is increased.
- Mixed use development enhances the neighborhood and provides community employment opportunities.

Capital Financing

Minnesota Housing Finance Agency	
-- Tax Credit Exchange	\$6,093,729
-- ELHIF	\$882,774
City of Minneapolis AHIF	\$977,584
Hennepin County AHIF	\$200,000
Met Council Environmental	\$107,000
Nonprofit Assistance Fund	\$30,000
Family Housing Fund	\$100,000
Westminster & Plymouth Churches	\$350,000
Thrivent Foundation	\$100,000
Phillips Family Foundation	\$75,000
McKnight Foundation	\$75,000
Pohlad Foundation	\$250,000
Individual Donors	\$3,115
Total	\$9,244,202

Financing Continued

Operating & Services (2011)

Minnesota Housing Finance Agency	\$180,000
Rental Income	\$90,000
Group Residential Housing	\$28,402
Hennepin County	
– Homeless Prevention & Rapid Rehousing	\$150,000
– Extended Foster Care (pending)	\$142,080
City of Minneapolis (pending)	\$100,000
Private Foundations	\$222,050
Total	\$912,532

About Plymouth Church Neighborhood Foundation

Plymouth Church Neighborhood Foundation is a non-profit housing development organization, which creates housing to meet a range of community needs. The Foundation has developed housing for those who are homeless, for those in the workforce who need moderate rents, and for those seeking home ownership opportunities. The Foundation believes in collaboration and work in close partnership with community agencies to ensure that residents are connected to the services that enhance the quality of their lives.



About YouthLink

YouthLink is one of the largest and most experienced nonprofit youth service providers in the Twin Cities. Youthlink specialize in the multiple needs of homeless and precariously housed youth ages 14 to 21. Street outreach, emergency crisis assistance, basic needs support, case management, housing support services, education, career/life transition planning and health and wellness are key areas of agency focus.



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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