



New Beginnings Supportive Housing

Consists of six units with on-site support services and four off-site units that are rented from local landlords. Units vary from transitional to permanent supportive housing for families and individuals.

Owner/ Sponsor: North Shore Horizons, Inc.

Developer: Patty Beech

Property Management: North Shore Horizons, Inc.

Service Provider: North Shore Horizons, Inc.

Tenant Profile:

North Shore Horizons serves homeless families and adult individuals who have been victims of sexual or domestic violence.

Service Approach: To provide basic human needs and supportive services that enable clients to move safely through crisis of abuse to emotional, physical and economic stability.

Key Features and Innovations:

- Only supportive housing program in Lake County, Minnesota.
- Support services are available next door at North Shore Horizons; they include free counseling, case management, safety planning, support groups, help through the legal system, and connections to area services.
- Working agreements with area agencies to provide Adult Rehabilitative Mental Health Services workers, cooking classes, parent coaching, computer and job training, financial management and mental health services.
- Extremely efficient and eco-friendly building, which keeps energy costs down.

Financing

Capital

General Partner Cash	\$ 70,000
Federal Home Loan Bank	\$120,000
Bush Foundation	\$160,000
NE Home Consortium	\$ 40,404
Minnesota Housing Finance Agency	\$414,811
Greater Minnesota Housing Fund	\$190,000
MN Dept of Employment and Economic Development	\$ 50,000
Mardag Foundation	\$ 50,000
Local and Regional Foundations	<u>\$ 77,384</u>
Total	\$1,172,599

Operating (Annual)

Tenant Rents	\$11,940
Minnesota Housing Operating Subsidy	\$5,000
Rental Vouchers	\$50,190
Grants & Donations	\$3,661
Laundry	\$800

Services (Annual)

Private Foundations	\$22,900
HUD Transitional Housing through Arrowhead Economic Opportunity Agency	\$7,844
Office of Justice	\$7,389
Donations	\$1,500

About North Shore Horizons, Inc.



Since 1980, North Shore Horizons has been privileged to serve adults and children in Lake County who have been tragically impacted by family and sexual violence. North Shore Horizons has gradually enhanced services to more comprehensively meet the needs of those we serve by focusing on crisis intervention and support, violence prevention, and housing support toward attaining long-term stability. In 2000, in response to a great need for housing support for individuals who had no place to go after fleeing violent homes, we partnered with the Arrowhead Economic Opportunity Agency to initiate two units of transitional housing.

In recent years, the local need for crisis and supportive housing services have escalated. Over the past two years, we experienced a 51% increase in the number of adults and children becoming homeless because of violence; from 2007 to 2008 alone, the increase was 31%, from 87 to 126. Yet we were forced to turn away more people in need of emergency or transitional housing than we can serve. As the need for affordable housing increased, North Shore Horizons launched the New Beginnings Supportive Housing Program in 2008 to provide six on-site and four off-site low-income units with supportive services available on-site to all housing clients and other community members impacted by violence.

CSH and the Sponsor

Once the North Shore Horizons' board concluded that securing permanent housing and offering supportive services to families was the primary goal, CSH was contacted to help develop the plan of action, locate a developer, provide predevelopment funding, and assistance securing equity.

In addition, supportive service goals were refined to meet individual and family needs, as well as needs of the community at large.

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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