New San Marco Apartments

New San Marco is a 70 unit supportive housing building located in downtown Duluth. The building consists of two separate wings. One wing is supported by Group Residential Housing (GRH) and assists chemically dependent homeless individuals. The other wing is supported by project-based Section 8 and houses individuals with a history of homelessness. Thirty-six of the seventy units are reserved for chronically homeless individuals.

Owner/Sponsor, Developer, and Property Manager:
Center City Housing Corporation

Service Providers: Center for Alcohol and Drug Treatment and the Human Development Center

Tenant Profile: Supportive housing for the chemically dependant and those experiencing long-term homelessness.

Service Approach: New San Marco is a housing first facility; sobriety is not a requirement for residency.

Key Features and Innovations:

- Supportive services are provided on-site to help prevent causes of persistent homelessness in Duluth.
- The building was constructed with multiple sustainable elements that will lessen the environmental impact and enhance the quality of life of the residents and the community at large.
- New San Marco includes a 24-hour, fully staffed front desk area.
- Occupancy has been at or near 100% since the building opened in May of 2007.
- New San Marco contains multiple common rooms and support areas to meet the needs of residents.

Capital Financing

- LITHC Equity – NEF $5,964,410
- MHFA LTHI Fund $621,077
- MHFA Trust Fund $529,522
- MHFA HOME $500,000
- FHLB of Des Moines $500,000
- HUD Supportive Housing $400,000
- GMHF $300,000
- City of Duluth - HOME $200,255
- Minnesota Green Communities $150,000
- Duluth Housing Investment Fund $50,000
- Owner Equity $20,000
- Minnesota Power Grant $10,000

Total $9,245,264

Operating Financing (Annual)

- Tenant Paid Rent $406,001
- Ordean Grant $5,625
- Laundry Proceeds $2,040

Services Financing (Annual)

- Group Residential Housing $292,622
- Commercial Kitchen Income $129,786
- MN Department of Human Services $91,248
- Hearth Grant $63,192
- HUD Supportive Housing Program $58,974
About Center City Housing Corporation
Center City Housing Corporation is a community-based Minnesota non-profit corporation, established in 1986. CCHC endeavors to be Duluth's primary and preferred nonprofit developer of affordable housing with projects distinguished by quality construction and a commitment to tenants' rights and affordability. CCHC currently owns and manages 229 units of housing affordable to low-income households ranging in size from single room occupancy to five bedrooms. CCHC is the owner, operator, and service coordinator of New San Marco Apartments.

About The Center for Alcohol & Drug Treatment
The Center for Alcohol & Drug Treatment (CADT) is a non-profit community agency founded in 1961 and located in Duluth, Minnesota. CADT primarily serves northeastern Minnesota but accepts clients from anywhere in the United States. The main purpose of CADT is to provide chemical health, substance abuse, addiction treatment, and recovery services. CADT believes in individual recovery paths and applies both traditional and alternative approaches to recovery.

About The Human Development Center
The Human Development Center (HDC) is a non-profit organization established in 1938 that serves northeastern Minnesota and northwestern Wisconsin. HDC provides a comprehensive set of services including psychiatry, psychotherapy, case management, and outreach services. HDC’s mission is to lead its communities by providing integrated, culturally respectful mental health and addiction services that foster hope, self-determination, and recovery. HDC’s focus on serving those most in need improves the quality of life for all.

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.