



Seventh Landing

Seventh Landing offers 12 units of permanent supportive housing for homeless young adults. The units are efficiency apartments with kitchens and baths.

Owner / Sponsor: RS Eden

Property Management: RS Eden

Service Provider: RS Eden

Tenant Profile: All units are designated for tenants who are homeless with a permanent disability such as mental illness. Preference is given to young adults who have not lived independently in the past. Many of the young adults enter with an extensive history of out of home placement in foster care, juvenile corrections, or residential facilities.

Service Approach: Services are voluntary, however all tenants must sign a lease addendum agreeing to maintain 25 hours per week of required productive activity (school, work, treatment, volunteering) and supporting an alcohol and drug free environment by remaining alcohol and drug free. There are no time restrictions on occupancy as long as the tenant continues to be eligible for housing by meeting lease obligations.

Key Features and Innovations:

- During project planning and development, youth in foster care were invited to participate, meeting with architects to share their thoughts on apartment and building amenities.
- On-site services are designed to assist tenants in strengthening the skills needed to live independently. On-site case management is provided, including linkages to education, mental health services, employment and counseling.
- Program staff also work with tenants to provide community building opportunities to promote positive relationships between the tenants.
- Another unique feature of this project is the on-site coffee shop and job training program. The coffee shop, Fresh Grounds, offers interested tenants with the opportunity for job training and work experience.

Financing Information

Capital

Minnesota Housing Finance Agency	\$1,500,000
HUD-Supportive Housing Program	\$400,000
City of St.Paul – HRA	\$387,000
Ramsey County	\$300,000
Star Grant	\$247,241
Federal Home Loan Bank	<u>\$59,000</u>
Total	\$2,894,171

Operating (Annual)

St. Paul Public Housing Authority – 12 Project-Based Section 8	\$84,924.00
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Services (Annual)

HUD – Supportive Housing Program	\$45,600
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About RS Eden

RS Eden, which owns, manages and provides the support services at Seventh Landing, has acted as a developer in eight supported permanent housing programs serving over 300 youth, families and single adults. RS Eden will be providing support services to an additional 61 individuals at the Alliance Apartments in the fall of 2010 when the Alliance Addition opens its doors. Additionally, RS Eden is currently developing a supported housing project in the Minneapolis downtown neighborhood, Emmanuel housing, which will be a mixed use facility, and will provide 101 units of permanent supportive and sober housing to single Long Term Homeless individuals. RS Eden will be the owner, service provider and manager. RS Eden additionally manages two transitional housing projects for homeless women and children, two residential chemical dependency facilities housing seventy men and women, correctional programs that include half-way houses and monitoring services, two administrative buildings, and a drug testing laboratory. www.rseden.org



CSH and RS Eden

For the Seventh Landing project, CSH provided a \$50,000 forgivable loan to RS Eden for predevelopment costs, and additional \$116,000 acquisition loan to RS Eden that was used to acquire land for the project. CSH also provided technical assistance to the sponsors in concept development, partnership, and development team formation.

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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