

Nicollet Square – Minneapolis, MN

Youth Transitioning out of Homelessness and Foster Care



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-old young adults

Service Approach: Housing first, work fast model, with minimal tenant eligibility and essential employment. Tenants without employment 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 became too old for care at age 18.
- On-site retail partner will provide tenants with supportive employment opportunities.
- Environmentally conscious design features, which reduce utility costs and lessen the environmental impacts.
- Innovative, flat-rate structure rewards tenants by not raising rent when income is increased.
- Mixed-use development enhances the neighborhood and provides residents with sense of community.

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, those in the workforce who need moderate rents and those seeking home ownership opportunities. The Foundation believes in collaboration and partnerships 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 specializes 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.

Financing Information

Capital

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

Operating (Annual)

Minnesota Housing Finance Agency	\$180,000
Rental Income	\$90,000
Group Residential Housing	\$28,402

Services (Annual)

Hennepin County	
– Homeless Prevention & Rapid Rehousing	\$150,000
– Extended Foster Care (pending)	\$142,080
City of Minneapolis (pending)	\$100,000
Private Foundations	\$222,050

About CSH

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. CSH is an industry leader with national influence and deep connections in a growing number of local communities. We are headquartered in New York City with staff stationed in more than 20 locations around the country. Visit csh.org to learn how CSH has and can make a difference where you live.



CSH
50 Broadway
17th Floor
New York, NY 10004
T: 212.986.2966
E: info@csh.org