

Seventh Landing – St. Paul, MN

A Mixed-Use Project Serving Young Adults



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 and Developer: RS EDEN

Property Management: RS EDEN

Service Provider: RS EDEN

Tenant Profile: Young adults who are homeless with a permanent disability.

Service Approach: Voluntary, with 25 weekly hours of required productive activity (school, work, treatment, volunteering), alcohol and drug free, no time restrictions.

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 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 tenants 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	\$59,000
Total	\$2,894,171

Operating (Annual)

St. Paul Public Housing Authority–12 Project-Based Section 8	\$84,924
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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 more than 361 youth, families and single adults. RS EDEN is currently developing a supported housing project in a 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 70 men and women, correctional programs that include halfway houses and monitoring services, two administrative buildings, and a drug testing laboratory.



CSH and the Sponsor

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

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 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