

Elven Sted Stoughton, WI

Supportive Housing Integration Model Profiles



Project Overview: *Mixed Affordability – SH and Affordable*
 Elven Sted is a 33-unit affordable housing development with 25% supportive housing units targeted to people with disabilities at or below 30% of area median income (AMI). The development’s location in downtown Stoughton, Wisconsin, and on the Yahara River, makes it attractive to working households. The project was initiated by Movin’ Out, Inc., a non-profit housing developer, and the City of Stoughton to provide affordable housing in their town to retain residents.

**Owner/
Sponsor/Developer**
 Movin’ Out, Inc.

Property Management
 ACC Management

Service Provider
 Dane County Department
 of Human Services;
 Community Living
 Connections, Inc.

Tenant Profile
 Elved Sted accommodates single individuals, families with children, and single adults choosing to share housing. The majority of the building is occupied by individuals and families earning less than 80% Area Median Income (AMI). Supportive housing (SH) units are marketed to people with disabilities who are at or below 30% of the Area Median income, usually living on fixed income. Most of the tenants in the supportive housing units are people with developmental disabilities, who otherwise were living in Adult Family Homes in the community.

Service Approach
 In most counties in Wisconsin, the long-term care system that serves people with intellectual and developmental disabilities is a managed care system called “Family Care,” which provides services in a “capitated system” for a certain amount of services approved for spending per month/year. Movin’ Out works with all providers with a focus on the providers that have the capacity to deliver consumer-directed services to respond to the needs and desires of the individual person, instead of offering the same package of services to all people regardless of need.

- Key Features and Innovations**
- Movin’ Out and General Capital arranged the financing structure so that the 30% AMI units for people with disabilities are affordable without an external rental subsidy.
 - Elven Sted provides an inclusive community, where all residents are fully integrated into the development, and living with people with disabilities is viewed as an additive feature.
 - The property has many accessibility features, including two-bedroom, two-bath apartments that are suited for roommates/shared living arrangements. The development includes a range of environmentally sustainable features.
 - Elven Sted has built-in monitoring technology in some units that mitigates the need for people to live with 24-7 care, but instead live more independently while technology is monitored by the on-site services staff.

Integration Strategies

Movin' Out favors the 25% integration of supportive units within a larger building. The organization views resident integration as naturally occurring and low-pressure providing a sense of belonging in the neighborhood. Events are organized to encourage "neighborly participation"

The building has physical accessibility features that further tenants' access to the broader community. The site abuts the park district where the "power of proximity" encourages residents to volunteer and promotes integration in the broader community. Onsite the development includes a community room with a TV, a fully-stocked kitchen, front porches, and a playground. Raised flower beds enable "gardening for all abilities."

The development is marketed to families who may have children with a disability; further supporting family integration. Families with children have noted that living in Elven Sted is an opportunity to know people with disabilities in a normative way, and not as objects of pity.

Financing Information

Elven Sted is funded through Low Income Housing Tax Credits awarded by the Wisconsin Housing Economic Development Agency that provides additional points to projects that incorporate integrated supportive housing and that have an experienced non-profit partner on the development team. In addition there is \$370,000 in HOME funds from Dane County, and TIF funds from the City of Stoughton. The project also includes a \$740,000 1st Mortgage from BMO Harris Bank. There are no operating or rent subsidies sources. The services funding is provided through Medicaid-financed services delivered by the local long-term care system.

About Movin' Out

Movin' Out, in partnership with people with disabilities and their allies, creates and sustains community-integrated, safe, affordable housing solutions. Movin' Out, Inc. provides information and resources covering a wide range of housing options to Wisconsin households that include a family member with a permanent disability. Movin' Out has an ownership interest in 132 units reserved for people with disabilities. These units are integrated within five multi-family developments with a total of 521 units. The Movin' Out apartments are affordable, barrier free and seamlessly blended in with the surrounding neighborhood. Some are built to meet the highest standards of accessibility.

About CSH

The CSH Supportive Housing Integration Model Profiles and Toolkit are designed to help communities understand opportunities for incorporating supportive housing units within the broader housing market and community. 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. Visit csh.org to learn how CSH has and can make a difference where you live.