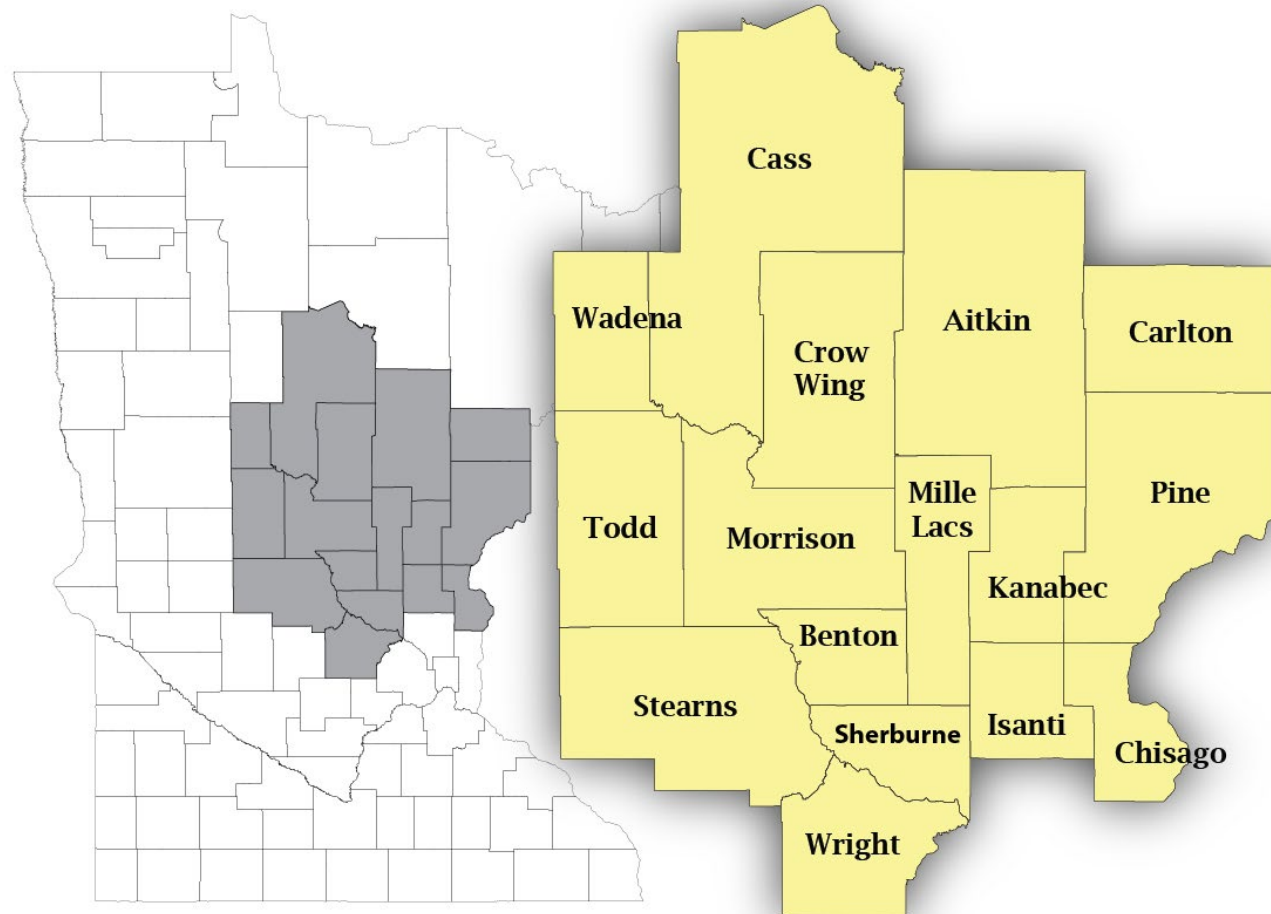




A nonprofit community housing development organization working to assist underserved communities to increase, improve, and preserve housing affordable for low to moderate income families and individuals.

Central Minnesota Housing Partnership, Inc.'s Region



Programs Offered by Central Minnesota Housing Partnership, Inc.

- Technical Assistance To Communities Related to Affordable Housing
- Affordable Multifamily Housing Developer (preservation and new construction)
- Property Management Company only for Properties CMHP owns
- Affordable Single Family Housing Developer / Administer Down Payment Assistance
- Community Land Trust
- Small Cities Development Program Administrator
- Continuum of Care / Coordinated Entry Coordinators

Heritage Court Apartment Concept in North Branch

- We had just completed construction on Willow Grove Apartments in North Branch (January 2020)
- City liked working with our development team and wanted to address their need for senior housing
- We met with the city regarding:
 - Potential location
 - City involvement (waived fees, land donation, etc.)
- Worked with our development team to design a project
- Presented it to the city of North Branch
- This was our first Senior Housing project, and we wanted to include features that helped seniors live independently
- We reviewed the scoring criteria and added in elements that helped the project score well while keeping in mind the needs of the community.



Heritage Court Apartments in North Branch

32 Senior Housing units (55+) – 1 bedroom with a den

22 units at 60% AMI

11 units at 30% AMI

Timeline and Funding Sources

Timeline

- Applied for funding in April 2020
- Approved for funding in December 2020
- Closed with all the financing and purchased the land in December 2021
- Construction was completed in December 2022

Funding Sources

- Minnesota Housing Bridge Loan (\$3,000,000 and not part of total TDC)
- Minnesota Housing First Mortgage (\$881,000)
- Minnesota Housing Deferred Housing Infrastructure Bond Loan (\$5,850,000)
- Low Income Housing 4% Tax Credits (\$3,253,954)
- Sales and Energy Rebates (\$203,045)
- **Total Development Cost: \$10,187,999**

Other Contributions

- Low-cost land
- Reduced SAC/WAC and Trunk Fees
- Reduced Park Fees
- Waived Assessment
- General Partner Bridge Loan

Challenges and Successes

Challenges

- Closing in December
- Dealing with COVID and supply chain issues and increasing costs (Buildings Main Electrical Switch)
- New building challenges (stoves, water leaks, etc.)

Successes

- Assisting 32 seniors to live within their own community or helping families move parents closer to family.
- Hiring the right Tenant Services Coordinator for the property
- Providing community gardens, walking trail, gazebo, community room, etc. which are well received by the tenants
- Having a good reputation with a community that they would like to work with us again.
- We have a waiting list for the property

Creekside Manor Apartment Concept in Buffalo

- We wanted to work in Buffalo because it is a good market for affordable housing
- We sat down with city staff to discuss how CMHP can help address affordable housing within their community. We discussed several options including the development of senior or family housing.
- We discussed possible locations and city support for the project
- Determined that a senior housing project was the better fit for the community
- Worked with local senior community members to help with the design and amenities at the property
- Identified the Tenant Service Provider as Wright County Community Action (WCCA) based on their presence within Wright County
- We had to address NIMBY comments at the public hearing for TIF



Creekside Manor Apartments in Buffalo

40 Senior Housing units (55+) – 2 bedroom and 1 bedroom with den

28 Units at 60% AMI

12 Units at 30% AMI

Timeline and Funding Sources

Timeline

- Applied in April 2021
- Approved for funding in December 2021
- Closed with all the financing and purchased the land on April 26, 2023
- Construction was completed in June 2024

Funding Sources

- Minnesota Housing First Mortgage (\$2,411,000)
- Minnesota Housing Deferred Housing Infrastructure Bond Loan (\$12,552,000)
- Sales and Energy Rebates (\$366,636)
- Deferred Developer Fee (\$134,565)
- **Total Development Cost: \$15,464,201**

Other Contributions

- Local Housing and Redevelopment Authority approved a TIF District
- Local community group to assist with design and amenities at the property
- General Partner Bridge Loan
- Commitment from WCCA as the Tenant Services Coordinator

Challenges and Successes

Challenges

- We had to deal with NIMBY comments at the public hearing for TIF
- Filling the 30% units with 30% rents (we had this project in for funding consideration when filling Heritage Court)
- Filling the 2 bedroom units because difficult (part of our community meetings)
- When filling the units, we took tenants from a project in Maple Lake which we are trying to acquire.
- Building close to a busy road and railroad tracks and the design considerations needed (triple pane windows).
- Including the design elements requested by the city of Buffalo
- Working out the new construction issues (heavy doors).

Successes

- Assisting 40 seniors to live within their own community or helping families move parents closer to family.
- Partnering with the right Tenant Services Coordinator for the property (WCCA)
- Providing community gardens, community rooms, gazebo, etc. which are well received by the tenants and were requested by the city (which we were able to add in at the end of the project)
- The city has referred CMHP onto other landowners for the development of affordable family housing
- We have a waiting list for the property

Contact

Deanna Hemmesch

deanna@cmhp.net

320-259-0393

Central MN Housing Partnership, Inc.