

NALHFA

2005 Meritorious Achievement Program Multifamily Housing – Project Nomination



Project:

St. Barnabas Apartments
906 South 7th Street
Minneapolis, MN

Developer:

Central Community Housing Trust
1625 Park Avenue
Minneapolis, MN 55404

Submitting Agency:

City of Minneapolis
Department of Community Planning & Economic Development
105 Fifth Avenue South, Room 200
Minneapolis, MN 55401

Owner, Developer, Asset Manager:
 Central Community Housing Trust

Social Service Agency:
 YouthLink

Management Company:
 The Gavzy Group

General Contractor:
 Watson-Forsberg

Architects:
 Cermak Rhoades Architects



Construction Start: April, 2004
Construction Completion: March, 2005

Sources of Planning Funds: The United Way, Bush Foundation, and Phillips Family Foundation assisted in financially supporting the planning of the development

Sources of Capital Funds

Hennepin County (Affordable Housing Investment Fund)	\$ 309,500
Hennepin County (Environmental Response Fund)	72,000
City of Minneapolis (Neighborhood Revitalization Program)	155,000
City of Minneapolis (HOME)	220,000
City of Minneapolis (CDBG)	550,000
City of Minneapolis (Nonprofit Administration)	30,000
Minnesota Housing Finance Agency (Employer Housing Contributions Matching Grant Program)	193,550
Minnesota Housing Finance Agency (Economic Development and Housing Challenge Program)	636,450
Allina Hospitals and Clinics (donation value of property)	636,000
Federal Home Loan Bank (Affordable Housing Program)	240,000
Family Housing Fund	100,000
University of St. Thomas	340,000
Wells Fargo Housing Foundation	100,000
Metropolitan Council	95,000
Episcopal Diocese (various individual donors & foundations)	400,000
Enterprise Social Investment Corporation (tax credit equity)	3,354,000
TOTAL	\$7,431,500

Sources of Operating Subsidy: The Minneapolis Public Housing Authority awarded 39 project-based Section 8 rental subsidies to assist the youth in paying rent.

Supportive Service Funding: Hennepin County, Target Foundation and United Way provided service funding to pay for youth support services, self sufficiency training, and case management provided by YouthLink.

Donations and In-Kind Support: Many organizations and individuals donated resources and volunteer hours. A few examples include the property donation from Allina Hospitals and Clinics; the in-kind interior design services provided by the Minnesota Chapter of the American Society of Interior Designers (who also obtained many donations of materials and labor); IKEA , who donated floor lamps to all 39 youth apartments; St. Marks Cathedral furnished all youth apartments with beds, and countless individuals who donated welcome baskets full of items such as bedding, cleaning products, shower curtains, alarm clocks, towels, and other housing supplies to get the youth settled.

Description

The building was a 1910 addition to St. Barnabas Hospital, originally built in 1871. It had been vacant for decades when Allina Hospitals and Clinics donated it to Central Community Housing Trust (CCHT) in 2001. CCHT preserved the distinctive red brick exterior of the building and rebuilt the interior, creating essentially a new building in a historic envelope.

The renovated St. Barnabas Hospital building provides housing to two target populations. Thirty-nine (39) efficiency apartments and programming space was created for homeless and at-risk youth ages 16-21. The youth housing component was named St. Barnabas Apartments. The building was too large for the youth supportive housing program planned, so CCHT creatively re-organized the structure to function as two separate buildings, each with its own entrance doors and stairwells. The smaller component, called The Summit, provides thirteen (13) efficiency apartments for low-income working adults. The convenient downtown Minneapolis location is near employment opportunities and public transportation, including the new light-rail transit system.

The first floor of the building provides programming and service space for youth residents that includes a community kitchen, computer resource room, the 24-hour front desk, and offices for YouthLink staff and the management company. The second to fourth floors are 39 efficiency apartments for youth. The fifth floor provides 13 efficiency apartments for working adults earning low incomes. These 13 workforce housing units are physically separated from the youth housing, and are served by a separate entrance and stairwells.

1. Extraordinary Benefit to the Community

A positive, nurturing option for homeless youth: Homeless youth are the least visible portion of the homeless population, and are in desperate need of housing and services. Homeless youth typically have greater barriers between them and safe, decent, and affordable housing. Minneapolis vacancy rates are among the lowest in the nation, and wages are not increasing as quickly as rental rates. This combination makes finding safe, decent, affordable housing almost impossible. To compound this problem, most landlords will not rent to minors. Homeless youth are often left without stable, safe and affordable housing. St. Barnabas provides efficiency units, each with their own kitchen and bathroom. YouthLink, a youth-serving agency, provides staff to assist youth in achieving employment, education, and related self-sufficiency goals. Twenty-four hour staffing has established a structured, supportive

environment. See number 5 below, "Serving Needs of Special Groups" for more discussion on the extraordinary benefit that is provided due to the extraordinary need.

Cost savings: When youth are on the street and struggling to survive, they are vulnerable and put into negative and damaging situations which inevitably lead to incarceration, chemical dependency, and for many young women – teenage pregnancy. The public costs to keep youth in jail, treatment facilities and supporting the babies of homeless mothers are astronomical, and these scenarios rarely include education, self-sufficiency training, and positive growth into productive adults. Although the annual St. Barnabas budget for operating a 24-hour front desk and supportive services for the youth are in excess of \$400,000 (or approximately \$29 per day per youth), the costs are a fraction of jail, treatment centers, and the like, and St. Barnabas helps the young people set and achieve education, employment, and other goals, all while improving self-esteem and personal growth.

Neighborhood Revitalization: Additionally, St. Barnabas Apartments was a dilapidated building and a blighting influence in the neighborhood for decades; it is now restored on the outside, "new" on the inside, and put to good use. CCHT worked closely with the Elliot Park Neighborhood to ensure that St. Barnabas Apartments would be community asset and a good neighbor.

2. Innovation

St. Barnabas Apartments was modeled after an earlier, successful youth supportive housing development by Central Community Housing Trust called The Archdale. When the Archdale was developed back in 1996, it was one of the first of its kind in the nation. There was really no other youth housing program like it. With long waiting lists and many success stories at the Archdale, CCHT was determined to add additional youth housing resources in the community.

A great number of partners, sponsors and contributors were part of this project. Central Community Housing Trust, YouthLink, Allina Hospitals & Clinics, Episcopal Diocese of Minnesota, and so many others have been part of the catalyst for a housing model that will provide key services to youth who are typically overlooked. St. Barnabas isn't an emergency shelter; it is housing. It is a place where youth get off of the dangerous streets and learn positive behavior; a place where they can learn to become productive members of our community; a place where they are nurtured and valued; it is a place for youth to call home.

The youth units range from 300 to 360 square feet. Each has its own kitchen and bathroom facilities. Not only are formerly homeless young people are given an opportunity for safety and privacy, which many have never experienced, but they begin learning independent living skills in this setting. As residents, they have access to community space, green space for outdoor activities, and youth programming space in the garden level of the building. The on-site independent living skills program aims to stabilize the lives of young people so that they can become healthy, productive members of society. Each young person has an individualized plan to attain their goals.

3. Replicability

Property Donation: One of the big contributions that made St. Barnabas possible was the land and building donation. Many vacant and boarded buildings in communities provide an opportunity for a dramatic turnaround. Many communities are eager to see an unused, blighted site become a productive, tax-paying property. Receiving the property donation resulted in a cost savings of \$636,000.

Collaborations and Partnerships: Working with many partners is also replicable. Although it may require a great deal of work and time to develop relationships, they are mutually beneficial and often become long-term assets.

Supportive Housing for Youth: The 39 units of youth housing will have intensive supportive services provided by YouthLink. Even if a homeless youth service provider does not exist as such in a community, there are many organizations serving youth that may be willing to delve into a deeper level of youth service. YouthLink's services include 24 hour staffing, initial screening and preparation for independent living, and help in setting, monitoring and achieving education, employment, and self-sufficiency goals.

4. Affordability

All 52 units serve people earning very low incomes. The 13 workforce units on the top floor of the building serve adults whose incomes are at or below 50% of the area median income, with rents set at approximately \$495. The 39 efficiencies are for youth who are formally homeless, whose income is generally less than 30% of the median. The youth residents are expected to pay 30% of their income towards rent, with the Section 8 program assisting with the remaining portion of the rent. For current youth residents, monthly payments including utilities range from as low as \$50 per month to as high as \$317 per month, depending on income.

Very low and low-income individuals and families face a variety of challenges in today's housing market. In Minneapolis alone, there is a shortage of over 14,000 units of affordable housing for individuals and families at or below 30% of the area median income (\$23,100 in 2005). CCHT works to develop supportive housing facilities where residents are able to access services leading to a stable rental history, services necessary for accessing education and training programs, and for the ability to get and retain employment.

5. Serving Needs of Special Groups

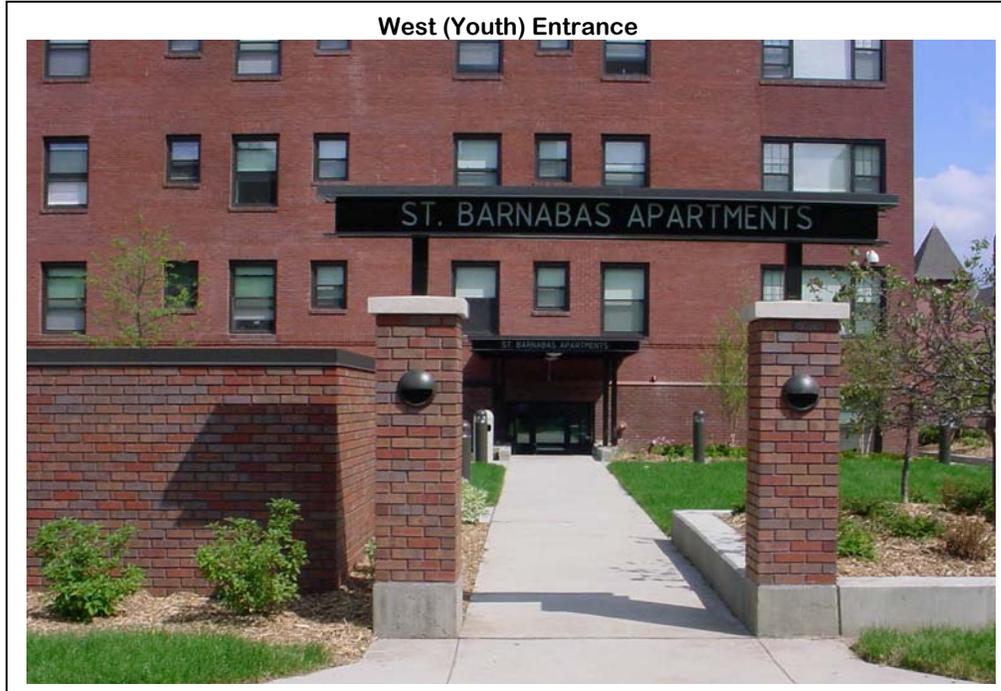
St. Barnabas Apartments serves youth, ages 16 to 21, whose families are unwilling or unable to provide for them. There is a critical shortage of housing for homeless youth in the Twin Cities.

- ◆ On any given night, approximately 700 to 1,000 youth in the Twin Cities Metro Area ages 15 to 20 are homeless. These youth are considered at-risk since most leave home due to such things as unmet basic needs, sexual abuse, or family member drug or alcohol use.
- ◆ There are very few youth emergency shelter and housing options.

- ◆ Youth on the streets often resort to illegal drug dealing or prostitution to obtain food and shelter.
- ◆ Reasons reported by homeless youth for not finding or keeping housing at their age include affordability of rent, rental history, and application fees.

The lack of affordable housing in Minneapolis is a well-documented and well-publicized problem. In spite of the attention the crisis has received, the unique needs of unaccompanied youth are often neglected and this vulnerable population is underserved.

Photos



View from Youth Entrance, Looking West



Tile Mosaic Installed by Local Artist as Donation – Youth community room



Typical Unit



Typical Bathroom



South Side of Building – Workforce Housing Entrance



Affordable Housing[®] Finance

Hospital transforms into transitional housing for teens

By John Zipperer



St. Barnabas Apartments in Minneapolis.

(Affordable Housing Finance, August 2005) Minneapolis – Central Community Housing Trust (CCHT) turned a long-abandoned downtown hospital here into 52 units of affordable housing, most of them for teens who are homeless or at risk of being homeless.

The four-year process of getting the \$7.4 million project built was complicated by several factors, including the difficulty of pulling together financing for residents who have no rental history and very low incomes. Also, the discovery that the five-story building's support columns needed to be rebuilt added several hundred thousand dollars to the cost, said Gina Ciganik, CCHT's senior project manager.

But St. Barnabas had some strengths going for it, including the fact that the building was embedded in the community's history: It was the birthplace of the city's mayor, among many others. The community embraced the project, starting with the Episcopal Diocese of Minnesota, which raised \$400,000 and helped advocate for the development. Since the project's completion in April 2005, the diocese has continued to collect donations of household items to help the teen residents set up their new homes.

In addition to the Episcopal contribution, St. Barnabas received about \$3.5 million in 9% low-income housing tax credit equity from the Enterprise Social Investment Corp. The Hennepin County Housing Redevelopment Authority contributed \$309,000, Minneapolis \$800,000, and the Minnesota Housing Finance Agency \$830,000. Allina Hospitals and Clinics donated the hospital building, valued at \$636,000. Other sources of funding include the University of St. Thomas, the Wells Memorial Foundation, and other public and private organizations. There was even pro-bono design help from the local chapter of the American Society of Interior Designers.

All of the 52 efficiency units are affordable; 39 are reserved for youth aged 16 to 20 and the remaining 13 units are for adults earning no more than 50% of the area median income. The adult units rent for about \$500. The youth pay 30% of their incomes toward their rent, with Sec. 8 assistance.

CCHT, a nonprofit developer with 1,252 affordable units of various types in the Twin Cities area and more than 800 units in development, made use of what it had learned in previous youth housing developments. For example, it had found that 30 or 40 is the ideal number of young residents to create efficiency in paying for a front desk and providing personalized services. When the hospital building yielded more units than that, CCHT turned the top floor into adult units, which are accessed by a separate entrance.

Local nonprofit YouthLink provides a 24-hour presence and on-site resident services; it raises the money itself from public and private sources. Its services include helping residents get an education and find employment, as well as offering them training in basic life skills such as cooking, cleaning and money management.

With an estimated 945 homeless teens in Minneapolis, CCHT prefers to focus on projects like this that directly serve local needs.

“People say we’re crazy for taking on some of the things we take on,” said Ciganik. But she points with pride to the results: A hospital that had sat abandoned and boarded-up for 20 years is now “on the tax rolls, and ... it’s providing this great service for young people to change their lives so they don’t have to rely on the system and can start building a life for themselves.”

St. Barnabas Apartments

Developer: Central Community Housing Trust

Number of units: 52 (39 for youth, plus 13 for low-income adults)

Number of affordable units: 52

Unique feature: It serves homeless and at-risk youth aged 16 to 20.

Key sources of financing

Equity from sale of 9% low-income housing tax credits (Enterprise Social Investment Corp.): \$3.4 million

Minnesota Housing Finance Agency: \$830,000

City of Minneapolis: \$800,000

Allina Hospitals and Clinics (property donation): \$636,000

General Partner Loan: \$572,400

University of St. Thomas: \$340,000

Hennepin County Housing Redevelopment Authority: \$309,500

Episcopal Diocese of Minnesota: \$281,546

Federal Home Loan Bank of Des Moines: \$240,000

Downtown Minneapolis Neighborhood Association: \$155,000

Family Housing Fund: \$100,000

Wells Fargo Housing Foundation: \$100,000

Metropolitan Council environmental cleanup funds: \$95,000

Hennepin County Environmental Response Fund: \$72,000

General partner capital contribution: \$63,600

Piper Jaffray: \$50,000

Open Your Heart Foundation: \$19,454

Kellogg Trust: \$25,000

Wells Memorial Foundation: \$20,000

Citibank: \$4,000

Total Development cost: \$8.1 million*

* \$7.4 million when not including \$636,000 land donation value



ASID selects St. Barnabas Apartments as 2004 project

8/17/2004 12:10 PM

Interior design trade group will turn homeless youth housing into homes

MINNEAPOLIS, MN - August 17, 2004 - The Minnesota Chapter American Society of Interior Designers (ASID) has selected Central Community Housing Trust's St. Barnabas Apartments as its 2004 Community Service Project.

The project is a redevelopment of the St. Barnabas Hospital building in downtown Minneapolis. It will create 39 efficiency apartments for homeless or at-risk youth, ages 16 to 20, and 13 efficiencies for low-income working adults.

According to ASID Community Service Committee Co-Chair LuAnne Silvia, the future residents of St. Barnabas Apartments were the inspiration behind ASID's decision. "These youth are coming to St. Barnabas at a transition point in their lives. It is especially important for them to have a place to call home and a place they can thrive in. We are very excited to be part of this project where we can make such a significant impact on peoples lives."

The five designers that comprise the committee will focus on the building's first floor, which includes a community room, reception area, kitchen, and offices for youth support staff. With durability and a young clientele in mind, they'll select the finishes, paint colors, carpeting, and lighting for the space. They'll also choose carpet and paint colors for the upper floors.

"We'll look at not only how the space will look, but also how it will function," Silvia says. "We've been asked by CCHT to create an inviting, nurturing environment that really feels like a home. We want to create a place residents can relate to and feel comfortable in."

Silvia says they'll use space planning to encourage social gatherings and provide areas for projects that will promote self-confidence. "We'll also try to help establish a sense of pride and responsibility in ownership for youth who have not experienced that kind of environment so far in their lives," she says.

Silvia says the group will work within the budget set by CCHT for each element of the design, but will also seek donations and cost-savings from vendors. "As designers, we bring a lot of sources. We can stretch budgets and creative problem-solve."

CCHT Project Manager Gina Ciganik says ASID's involvement will add warmth and vitality to the space. "The donation of time, energy, and creative vision by ASID designers will make St. Barnabas Apartments a special place," says Ciganik. "Many of the youth who will live here have had no stable experience of home in their lives. They need a place that's safe and nurturing so they can focus on work, education, and developing the skills they need to live independently."

Slated to be completed in spring 2005, St. Barnabas Apartments is CCHT's second property serving homeless youth. The Archdale opened in 1996, becoming one of the first apartment buildings for homeless youth in the nation. Both projects are collaborations with YouthLink, a social service provider for homeless youth.

ASID's previous community service projects include a boys' home (2003) and a residence for mothers with mental illness and their children (2002).

Central Community Housing Trust (CCHT) is an award-winning nonprofit developer of quality housing for the Twin Cities Metro Area, providing homes for more than 2,000 people annually. Since 1986, CCHT has built and renovated 23 properties, totaling 1,200 units of housing. Its mission is to create and sustain quality affordable housing that strengthens lives and communities.

The American Society of Interior Designers (ASID) is the leading professional organization for interior designers with the largest residential and commercial membership. With more than 34,500 members, ASID establishes a common identity for professionals and businesses in the field of interior design. The Minnesota chapter represents approximately 600 interior designers and industry members from Minnesota, North Dakota, South Dakota and Western Wisconsin.

Minnesota Chapter ASID Community Service Committee members: Co-Chairs: LuAnne Silvia, Pisa Design; Holly Seel, Hauthaus, Inc. Members: Mary Dworsky, Mary Dworsky Interior Design; Gigi Olive, Gigi Olive Interiors; Margaret Thompson, Designmark



Community celebrates new homeless youth housing

4/11/2005 12:20 PM

Former St. Barnabas hospital building will offer affordable efficiency apartments

MINNEAPOLIS, MN - April 7, 2005 - Community members joined Twin Cities-based nonprofit housing provider Central Community Housing Trust today to celebrate the grand opening of apartments for homeless and at-risk youth in downtown Minneapolis.

CCHT completed a renovation of the former St. Barnabas Hospital building to create 39 efficiency apartments for youth and 13 for low-income adults.

The building was constructed in 1910 as an addition to the original St. Barnabas Hospital building and is the only portion of the hospital still standing. The building had been vacant for three decades when it was donated to CCHT by Allina Hospitals and Clinics.

Youth residents will pay 30% of their income in rent and will receive supportive services through social service provider YouthLink. YouthLink staff will provide case management, life skills programming, and other services to help youth move towards independence.

The grand opening event featured Fox 9 News Reporter Robyne Robinson as emcee and speakers Hennepin County Commissioner Peter McLaughlin, Minnesota Housing Finance Agency Commissioner Tim Marx, Minneapolis Mayor R.T. Rybak, and formerly homeless youth Rachael Johnson.

Rybak told attendees that he was born 50 years ago in the building that is now St. Barnabas Apartments. "I was a lucky kid. I was born into a family that loved and supported me." He asked attendees to think of the many children grow up without love and support and "think about the arms of the community that has to reach out and hold them."

Johnson described living in a violent home with a mother who was using drugs. She said she couldn't stay there but had nowhere else to go. "I had given up hope. I was working at Crown Theaters, I was pregnant, and I didn't have a place to live."

Through a caseworker, Rachael found CCHT's Archdale Apartments for homeless youth. "They helped me just in time," she said. "They helped me move in, set up my place. They helped me with everything." Rachael attended the event with her 8-month-old son.

In addition to CCHT, YouthLink, and Allina Hospitals and Clinics, the Episcopal Diocese of Minnesota was a collaborator on the project, raising \$400,000 in capital funding.

Limited partner ESIC also played a major role. "There is no greater satisfaction for ESIC than to invest in a development such as St. Barnabas and see it become a reality," said Philip Porter, vice president of ESIC's Midwest acquisitions team. "Our partnerships with community leaders like the Central Community Housing Trust and committed corporations enabled us to help create an environment for homeless and at-risk youth that not only provides quality, affordable housing, but also an opportunity for residents to flourish."

Rental applications are currently being processed with residents expected to begin moving into St. Barnabas Apartments on April 15, 2005.

Central Community Housing Trust (CCHT) is an award-winning nonprofit provider of quality affordable housing for the Twin Cities Metro Area, providing homes for more than 2,000 people annually. Since 1987, CCHT has built and renovated 23 properties, totaling 1,252 units of housing. Its mission is to create and sustain quality affordable housing that strengthens lives and communities.



St. Barnabas reborn with a new mission

A former hospital that stood vacant for 30 years, the St. Barnabas building was rescued by nonprofit developer Central Community Housing Trust and converted into housing for homeless young people and low-income residents.

Finance & Commerce - *April 14, 2005* - By Burl Gilyard

It's not every day that a guy gets to attend a grand opening for a project redeveloped so close to the scene of his own birth.

I was born at St. Barnabas Hospital in downtown Minneapolis in 1967.

I have to confess that I don't remember much about the place.

My mother also worked there as a nurse for about a year during the mid-1960s.

My late kid brother, Bret, was also born there in 1969.

Mayor R.T. Rybak is just one of many other local kids born in the same place.

Last Thursday, the Minneapolis based-Central Community Housing Trust (CCHT) held a grand opening for the new [St. Barnabas Apartments](#). The project provides 52 units of housing — 39 for homeless or at-risk youth and 13 units of workforce housing for adults.

The \$7.43 million St. Barnabas Apartments is the latest completed development for the increasingly busy nonprofit developer.

The five-story, red-brick building — approximately 32,000 square feet — has been given new life after sitting vacant for the last three decades.

A simple list of all of the partners involved in bringing the project to fruition would fill this column. Based on the information on a project fact sheet, I count 20 partners — in addition to CCHT — on the project.

"A whole lot of hands made this project happen," said Alan Arthur, president of CCHT.

There's a lot of history on the site. In 1870, the Episcopal Churches of Minneapolis established Cottage House, the first hospital in the city. Cottage House later became St. Barnabas.

The original St. Barnabas Hospital was demolished in 1972. The surviving addition that was redeveloped by CCHT dates to 1910.

The sturdy building at 906 Seventh St. S. — at Carew Drive and South Seventh Street — sits between the Metrodome and the Hennepin County Medical Center (HCMC) complex.

St. Barnabas merged with Swedish Hospital in 1970, creating Metropolitan Medical Center (MMC). MMC closed in 1991. Allina Hospitals and Clinics — which had been initially unaware that it owned the building — donated the building to CCHT.

"The bottom line is that [Hennepin County Commissioner] Peter McLaughlin recognized that this building was empty at the same time we were looking for housing for homeless youth," said Arthur.

When you walk into the lobby, you're immediately struck by design-savvy touches and splashes of color. That's thanks to the Minnesota chapter of the American Society of Interior Designers (ASID), which selected the project as its Community Service Project for 2004.

The units are small — 300 to 360 square feet each — but tidy and efficient.

It looks like a great place to start a new life.