

PERMANENT HOUSING CASE STUDY



Title: Beacon Interfaith Housing Collaborative, St. Paul, Minnesota, Supportive Housing for Homeless Youth

Property Name: Prior Crossing

Basic Description: New construction, 44 studio apartments – 365 sq. ft. and includes a kitchen, bathroom, closet and bed

Developer: Beacon Interfaith Housing Collaborative

Property Management: CommonBond Properties

Service Provider: Wilder Foundation

Tenant Profile: Homeless Youth aged 17-22, many of whom have aged out of foster care

Service Approach: Wraparound services provided onsite to tenants to help build needed skills for self-sufficiency, including, but not limited to: case management, employment readiness training, educational support, financial coaching, health care (including domestic violence services), childcare and preschool assistance, and behavioral health services.

Project Background:

Prior Crossing is a project only achieved through the deep commitment of and partnerships across multiple sectors, including churches, public and nonprofit providers, as well as private companies and Foundations across St. Paul, Minnesota. It took more than five years for the planning and fundraising for Prior Crossing to commence, and the design – completed by Cermak Rhoades Architects – and construction – completed by Watson-Forsberg Construction – took another year to complete. In total, 44 studio apartments were constructed in a 5-story, modern design building. Upon opening, it took little time for the building to be fully occupied with a waiting list of another 70+ youth. Part of what continues to help Prior Crossing be successful is the yearly financial commitment from two project partners – the Wilder Foundation and Beacon Interfaith Housing Collaborative – which provide \$500,000 in annual operating dollars.

Key Features and Impact:

- Housing First program model
- Building offers community rooms, fitness center, basketball court, and a large backyard with a garden and benches
- Located near community amenities and a block from the light rail system for easy transportation
- Rent is income-based
- 60% of Prior Crossing tenants are working or completing paid internships

FINANCING INFORMATION

Development Budget

Funding Source	Amount Received
Affordable Housing Bonds	\$5,000,000
The Homeless Youth Act	\$75,000
City of St. Paul	\$1,000,000
House of Hope Presbyterian Church	\$500,000
Metropolitan Council	\$1,000,000
Total	\$7,575,000

Operations Budget

Funding Source	Amount Received
Private Donations	\$500,000
Total	\$500,000

DEVELOPER PROFILE

Beacon Interfaith Housing Collaborative is an interfaith collaborative of more than 50 congregations that partner together to achieve a greater impact in housing and serving vulnerable communities than could ever be accomplished alone. Their mission is to serve, united in action, to create homes and advance equitable housing. In addition, they value and promote collaboration, risk-taking, race equity, and inclusive decision-making. For more than 20 years, Beacon has been a leader in creating supportive housing with a current development portfolio of 660 homes across 21 buildings and an additional 290 homes in development. With 85% of Beacon homes serving tenants at 30% Area Median Income (AMI) and below, Beacon continues to be a local leader ensuring affordable housing is available for the most vulnerable tenants, including homeless youth through Prior Crossing.

PROJECT PICTURES



The development of each case study featured was made possible by the U. S. Department of Housing and Urban Development's Rural Capacity Building Program.

"Connecting Communities at the Intersection of Housing & Health"

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