



NACCED's 2019 Awards of Excellence

Presented at the 44th Annual Educational Conference and Training
October 15, 2019
Tucson, AZ

Homeless Coordination/Assistance

Washington County, MN and St. Andrew's Community Resource Center – *St. Andrew's Family Shelter*

Homelessness in the Twin Cities area is at an all-time high; increasing ten percent between 2015 and 2018. The number of shelter beds, however, is not keeping pace. The number of unsheltered homeless persons increased 62 percent during this same period. Adding to this problem is the lack of shelters located outside the core cities of Minneapolis and St. Paul, where land and property costs become prohibitive. In the suburban area of Washington County, St. Andrew's Community Resource Center received 588 calls for assistance and only able to shelter 115 families (between 2015 and 2017) at their shelter sited in the west central part of the County. Some families declined services because the location was too far from their job and children's school. Washington County Stretches 38 miles from north to south with limited public transit service.

St. Andrew's worked with other area faith communities to find a location to serve the northern part of the County. The Church of St. Genevieve in Hugo, Minnesota, 20 miles north of St. Andrew's existing shelter, offered its vacant rectory. Washington County provided Community Development Block Grant funds, leveraged with private donations to restructure and renovate the rectory into a homeless shelter which serves three to five families, depending on size (approximately 15 persons total), at a time. St. Andrew's provides emergency shelter for families experiencing homelessness as well as resources to find transitional and permanent housing. In 14 months, they have sheltered 15 homeless families: 58 individuals and 34 children. Of those 19 families, 13 have exited to permanent affordable housing, three exited to other shelters or options, and three are currently in the shelter.

Planning/Policy/Program Management

DuPage County, IL Community Development Department – *HOME Monitoring Workshops*

In order to more efficiently and effectively monitor the numerous agencies managing HOME-assisted units, DuPage County has developed a number of in-person and on-line tools to assist property managers in preparing for, participating in, and closing out HOME monitoring. The initial implementation of these tools resulted in the identification of numerous issues related to leases, tenant

selection, income qualifications, etc. but expedited their resolution. Additionally, County staff and agencies have developed systems and procedures that are anticipated to permanently correct the problems that were encountered, and minimize or eliminate findings in future monitorings.

Innovation

Clark County, WA – *Bridgeview Education and Employment Resource Center*

The newly constructed Bridgeview Education and Employment Resource Center, opened January 7, 2019, provides a hub of service delivery that strengthens access to, and effectiveness of, supports vital to families with low income. The Center is located at 505 Omaha Way, in Vancouver, Washington, and is adjacent to a new Boys & Girls Club. With centralized access to classrooms, computers, office and meeting space, partners and families can come together in a manner that increases effectiveness and streamlines service. We believe, and our partners agree, that by centralizing access to services, everyone benefits—our partners, our citizens, and our community as a whole.

This new Resource Center provides 8,900 square feet of space housing classrooms, meeting space, a computer lab, teaching kitchen, office space and more. Washington Department of Employment (Work Source), Goodwill Job Connection, Lighthouse Credit Union, and Bridgeview have permanent offices in the center. In addition, community partners provide employment readiness classes, job referrals, college classes, health and wellness classes, parenting classes, support groups, job and health fairs, financial counseling, and more on site. The Resource Center offers families a place to start their journey out of poverty.

The Resource Center is designed with partners and families with low-income in mind. There is no charge for partners to use the facility and evening and weekend access is available. A partner agency “Governing Committee” determines operating expectations and norms. Located in the Skyline Crest neighborhood, Bridgeview Resource Center is part of a larger transformation for this low-income community developed by the Vancouver Housing Authority. Skyline Crest includes 138 affordable homes, a new Boys and Girls Club and 28 new units of housing for homeless youth and youth aging out of foster care.

Economic Development

City of Aurora, IL – *Aurora Downtown Revitalization Project*

The project entails the reuse of the historic Waubensee Community College and the renovation of the Coulter Court Residences, a 38-unit building, both in downtown Aurora. Financed with a complex set of different resources, the developments preserved a supply of affordable rental options while adding depth and diversity to downtown Aurora’s housing stock. The Aurora Arts Center, which opened at the former Waubensee College site in June 2019, transformed the vacant college building into 38 one- and two-bedroom apartments reserved for households earning no more than 60 percent MFI, while also adding communal space, other amenities, and a new restaurant. The renovated Coulter Court Residences preserved the affordability of the building’s 38 units.

Community Development

Henrico County, VA Department of Community Revitalization– *Highland Springs Historic District Website*

In May 2018, the Secretary of the Interior approved the inclusion of the Highland Springs community in Henrico County in the National Register of Historic Places. The establishment of the Highland Springs Historic District is intended to provide a tool to facilitate investment in both commercial and residential

properties in a community that had been targeted for revitalization. Several other strategies had also been put in place for this purpose.

To help facilitate information sharing with residents, businesses, property owners, potential investors, and the general public, a new interactive website (<http://historichighlandsprings.com/>) was created to provide easy access to information about the district and, more significantly, individual properties in the district. A key element of the website is an interactive map showing contributing and non-contributing resources. The user can click on any of the 1,300 properties and access the architectural survey form for the property along with high-resolution photographs.

All of this was done in order to make it easier for potential users of state and federal historic tax credits to access information and learn about the benefits of the designation and the process for accessing these benefits which should ultimately stimulate investment and revitalization in the community.

Affordable Housing

Fairfax County, VA Redevelopment and Housing Authority, Fairfax County Department of Housing and Community Development, and Wesley Housing – *Lewinsville Center*

Lewinsville Center is a shining example of affordable housing preservation and the innovative revitalization of aging infrastructure in Fairfax County. The redevelopment project nearly quadrupled the affordable independent-living units available onsite to individuals 62 years of age and older earning between 30 percent and 50 percent of the area median income, while also adding a state-of-the-art intergenerational public facility featuring a new home for the Lewinsville Senior Center, Adult Day Health Care, and two private child day care centers: Westgate Child Center and Lewinsville Montessori School. The Lewinsville Senior Center and Adult Day Health Care are operated by the Fairfax County Department of Neighborhood and Community Services and the Health Department, respectively.

Located on 8.66 acres in McLean, the original project converted the former Lewinsville Elementary School to 22 units of affordable senior independent housing operated by the Fairfax County Redevelopment and Housing Authority (FCRHA). The use of the former Lewinsville Elementary School addressed the need for senior housing but did not fully integrate that housing into the surrounding community.

In March 2015, the Fairfax County Board of Supervisors entered into a Comprehensive Agreement with developer Wesley-Hamel Lewinsville LLC (Wesley-Hamel) to construct the new privately operated affordable senior independent housing within the site of the former Lewinsville Elementary School. The redevelopment plan included constructing a new Senior Independent Living Residence that expanded the number of affordable senior housing units from 22 to 82, and better integrated the housing within the surrounding residential neighborhood.

Wesley operates the 82-unit Senior Independent Living Residence under a ninety-nine (99) year ground lease of the County-owned land. In order to fund the construction and renovation, the developer obtained 9 percent Low-Income Housing Tax Credits in the 2015 Northern Virginia competitive pool from the Virginia Housing Development Authority (VHDA).

The number of resident amenities provided are consistent with the independent senior housing market. Some of the interior amenities include a library, media room, fitness center, internet café and a

community room that currently house activities and services provided by Wesley Housing Resident Services staff. In addition, there are exterior amenities including two screened porches and a variety of seating, landscape and community gardening opportunities within the private courtyard.

HOME Investment Partnerships Program

Osceola County Board of Commissioners Human Services – *Cameron Preserve*

Osceola County was faced with a growing issue of families utilizing hotels/motels in the tourist corridor as affordable housing. More than 1500 kids on a regular basis were being pick up for these hotels and transported to school. These families were homeless but making provisions to pay to live in hotels. Osceola County knew that if these families had the ability to pay weekly hotel rates, if the right affordable housing development was available, these families could find economic self sufficiency. HOME funds in the amount of \$421,530 were used to acquire 9.07 +/- acres of located in Kissimmee, FL. Osceola County partnered with Cameron Preserve LLC. to construct affordable housing on this property targeted for families transitioning from hotel living situations. Construction will be carried out in two phases. Phase I was completed in February 2019 and consists of 100 affordable rental housing units.

Cameron Preserve provides permanent supportive housing to Osceola County homeless families. The County's contribution would ensure the availability of future permanent supportive housing stock for the homeless families. Removing the land cost improved the development's initial feasibility and ongoing financial stability to keep the rents affordable to this demographic. Ninety percent of Cameron Preserve's units are two and three bedroom units. Each unit has a stackable washer and dryer, stove, and refrigerator. The community building space will has computers and printers, as well as classroom space. The community room is utilized for resident meetings, festivities, mutual support groups and special programs and classes. A number of resident programs will are offered such as employment assistance programs, health and wellness services, financial management programs, and on-site food programs. Rents range from \$355 - \$898 depending on unit size and family income.

The project's location near Highway 192 allows the homeless tenants access to general services. Transportation, employment opportunities, schools, shopping recreational facilities are all close by within walking distance. In addition to these amenities, Osceola County provides full time case managers to assist each individual family reach financial independence. Cameron Preserve provides permanent supportive housing to Osceola County homeless families.