

# HUD HAPPENINGS: MINNESOTA

FALL 2012

Welcome to the first edition of the *Minneapolis Field Office* quarterly newsletter to our stakeholders and constituents.



*Housing is the rosetta stone of our economy. Foreclosures hit many states hard and Minnesota families were affected by it in alarming ways. Page 10 displays a graph on foreclosures in Minnesota. From the period 2005 through mid-2012 there were 359,580 foreclosures. If we assume an average of 2.5 residents per foreclosed home, 898,950 people were affected. From 2010, FHA insured mortgages have been a port in the storm where one-third of people who are buying homes are using FHA loans. Locally, we have 49 HUD approved housing counseling agencies in Minnesota who provided help to many. The services these agencies provide to first-time homebuyers are free as are the valuable services they provided in foreclosure mitigation to many reflected in the above numbers.*

*That is why HUD's mission to provide housing assistance is so important including those to returning veterans through its HUD VASH vouchers in conjunction with the Department of Veterans Affairs. Veteran voucher recipients receive supportive medical services from the VA. Housing vouchers from PHAs located in Minneapolis, St. Paul, St. Cloud, Duluth, Rochester and Mankato where 400 Minnesota HUD VASH vouchers are in force.*

*The Minneapolis Field Office was busy this year and I hope you enjoy reading some of our success stories where HUD was a key provider.*

Dexter Sidney  
Field Office Director

## THOMAS T. FEENEY MANOR OPENING

This complex is very special in many respects. Before the advent of Feeney Manor in North Minneapolis, a nursing home was the only option for public housing seniors who needed assisted living or memory care services. Along with these services are a whole spectrum of activities and services for the residents.

Additionally, it is an energy efficient green community that has created 50 permanent jobs. To make the development even more special to HUD employees; it was named in honor of a former HUD Field Office Director for the state of Minnesota.



Artist Rendering of Thomas T. Feeney Manor

The 48 one-bedroom senior housing facility was named after the late Thomas T. Feeney, Jr. He served as the Field Office Director for HUD's Minneapolis Office from 1971 to 2004. Considered to be the "face of HUD" in Minnesota, he worked with city officials, mortgage bankers, real estate developers, and the Urban League in Minnesota.

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## **PENFIELD CONSTRUCTION BEGINS IN DOWNTOWN ST. PAUL**

Ground was finally broken on the Penfield project Monday, July 16.

The \$62 million city-owned project will include 254 market-rate apartments and a 28,000-square-foot Lund's grocery store. Construction will start right away on the square-block site bounded by 10th and 11th streets and Minnesota and Robert

streets. St. Paul Mayor Chris Coleman said the scaled-down new apartment complex will fill housing holes downtown because apartments are now in high demand.

Meanwhile, the Pioneer-Endicott buildings on Robert and Fourth streets are undergoing a multi-million dollar historic renovation. Mike Zipko, a spokesman for Richard Pakonen and PAK Properties, said the goal is to

have residents moving into apartments early next year. The company is in discussions with the Minnesota Museum of American Art to create a permanent art space.

For many city officials, concerns about gentrification chasing away artist residents rank low.

Other buildings, such as Crane Ordway and the Minnesota buildings, also are legally required to remain affordable because of funding requirements.

(Source: [Pioneer Press](#))



***“THIS IS MORE ACTIVITY  
THAN I’VE EVER SEEN  
DOWNTOWN AND MORE  
VITALITY, AND I’VE  
BEEN HANGING  
AROUND DOWNTOWN  
SINCE THE 1970S” -  
CITY COUNCIL MEMBER  
DAVE THUNE***

Penfield construction site in downtown St. Paul

## **HUD CHARGES MINNESOTA MOBILE HOME PARK OWNERS AND MANAGER WITH DISCRIMINATING AGAINST MEXICAN AMERICAN COUPLE**

The U.S. Department of Housing and Urban Development (HUD) announced that it is charging the owners and manager of Rainbow Terrace Mobile Home Park in Albert Lea, Minnesota, with violating the Fair Housing Act by making discriminatory statements about the national origin of a Mexican American couple that was trying to lease a park lot. HUD's charge alleges that the park's manager stated that she did "not want any more Mexicans" living at the mobile home park because they were "too much trouble" or similar words to that effect. The manager also allegedly told the wife that her husband was "no good" and referred to him with an ethnic slur for people who are Mexican or Mexican-American.

Read more at the [\*\*HUD Fair Housing\*\*](#) website.

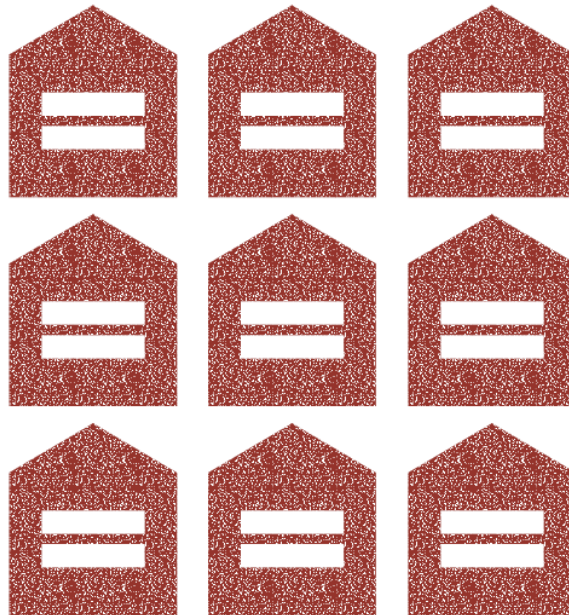
**The Fair Housing Act prohibits discrimination in housing transactions based on race, color, national origin, religion, sex, familial status, or disability.**

U.S. Department of Housing and Urban Development  
Office of Fair Housing and Equal Opportunity



### Fair Housing

Equal Opportunity for All



Please visit our website: [www.hud.gov/fairhousing](http://www.hud.gov/fairhousing)

*HUD's Office of Fair Housing and Equal Opportunity, with its partners in the Fair Housing Assistance Program, investigates approximately 10,000 housing discrimination complaints annually. People who believe they have experienced or witnessed unlawful housing discrimination should contact HUD at 1 (800) 669-9777 (voice) or 1 (800) 927-9275 (TTY).*

**Example:** A building with a "no pets" policy must allow a visually impaired tenant to keep a guide dog.

**Example:** An apartment complex that offers tenants ample, unassigned parking must honor a request from a mobility-impaired tenant for a reserved space near her apartment if necessary to assure that she can have access to her apartment.

However, housing need not be made available to a person who is a direct threat to the health or safety of others or who currently uses illegal drugs.

**"Families who may have been forced from their homes need to know that help is available to begin the rebuilding process. Whether it's foreclosure relief for FHA-insured families or helping these counties to recover, HUD stands ready to help in any way we can."**

**- U.S. Housing and Urban Development Secretary Shaun Donovan**

## **SBA OFFERS DISASTER ASSISTANCE TO MINNESOTA RESIDENTS AFFECTED BY SEVERE STORMS AND FLOODING**

U.S. Housing and Urban Development Secretary Shaun Donovan announced HUD will speed federal disaster assistance to the State of Minnesota and provide support to homeowners and low-income renters forced from their homes due to severe storms:

**Granting immediate foreclosure relief:** HUD granted a 90-day moratorium on foreclosures and forbearance on foreclosures of Federal Housing Administration (FHA)-insured home mortgages



*Rushing St. Louis River near Thomson Dam near Carlton  
(Image source: [Minnesota Department of Public Safety](#))*

**Making mortgage insurance available** – HUD's Section 203(h) program provides FHA insurance to disaster victims who have lost their homes and are facing the daunting task of rebuilding or buying another home. Borrowers from participating FHA-approved lenders are eligible for 100 percent financing, including closing costs;

**Making insurance available for both mortgages and home rehabilitation** – HUD's Section 203(k) loan program enables those who have lost their homes to finance the purchase or refinance of a house along with its repair through a single mortgage. It also allows homeowners who have damaged houses to finance the rehabilitation of their existing single-family home; and

**Offering Section 108 loan guarantee assistance** – HUD will offer state and local governments federally guaranteed loans for housing rehabilitation, economic development and repair of public infrastructure.

**[Read more about HUD programs designed to assist disaster victims](#)**

## SUBSIDIZED APARTMENTS

HUD helps apartment owners offer reduced rents to low-income tenants. To apply, contact or visit the management office of each apartment building that interests you.

### Public Housing and Housing Choice Vouchers (Section 8)

To apply for either type of help, visit your local Public Housing Agency (PHA).

## PHAs in Minnesota | Links to PHA websites

## METRO HOUSING AUTHORITY WAITING LISTS

An example from the Dakota CDA:

**Dakota CDA**

1228 Town Centre Drive  
 Eagan, MN 55123  
 651-675-4400  
 Areas served: Dakota County  
[Section 8 Payment Standards](#)



**Section 8 Voucher**  
 Closed

**Public Housing  
 Individual & Family Scattered Site**  
**OPEN**

2,3,4,5 bedroom units in houses, duplexes, fourplexes, & townhomes

Eligible families pay 30% of their adjusted monthly income toward rent. Security deposit is either one month's rent or a minimum of \$500 (whichever is greater).

**Income Limits (as of June 2011)**

Household Size	Preference Income	Maximum Income
2	\$19,850	\$51,400
3	\$22,350	\$57,800
4	\$24,800	\$64,200
5	\$26,800	\$69,350
6	\$28,800	\$74,500

**How to Apply**

Apply in person from 8-4, Monday – Friday. Applications are also available until 7:00 pm on the 3rd Wednesday of every month. Preference is given to applicants who currently live, work or goes to school full-time in Dakota County and whose incomes are between the preference and maximum income limits for the program. Call 651-675-4504 with questions.

**Public Housing - Seniors**  
**OPEN**

Independent Living Senior Apartments. One person must be 55 years of age or older.

Income limits for the program are \$44,950 for a one-person household and \$51,400 for a two-person household.

Rents are based on 30% of annual income for a 1-bedroom unit and 32% of annual income for a 2-bedroom unit. Minimum and maximum rents range from \$368-\$677 for 1-bedroom units and \$541-\$857 for 2-bedroom units.

**How to Apply**

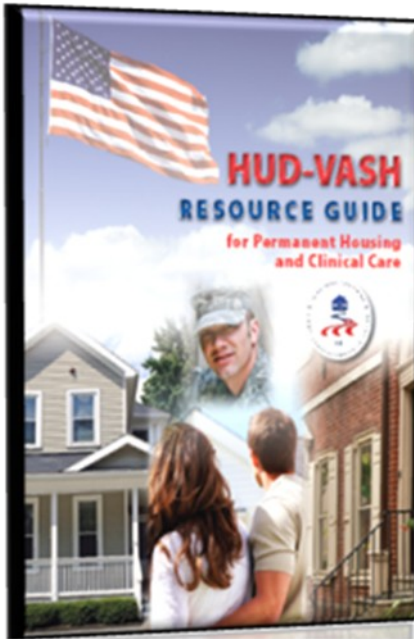
Applications are available at the CDA office from 8- 4, Monday - Friday. To request an application by mail, call (651) 675-4440.

Preference is given to seniors who live, work or has immediate family living in Dakota County.

## VETERANS HOUSING NEWS

U.S. Housing and Urban Development (HUD) Secretary Shaun Donovan and U.S. Department of Veterans Affairs (VA) Secretary Eric K. Shinseki announced that HUD will provide \$756,343 to public housing agencies in Minnesota to supply permanent housing and case management for more than 115 homeless veterans in the state.

The permanent supportive housing assistance is provided through HUD's **Veterans Affairs Supportive Housing Program (HUD-VASH)**, a program administered by HUD, VA, and local housing agencies across the country. **See complete local breakdown of the rental vouchers announced.**



"It's a national disgrace that one out of every six men and women in our shelters once wore a uniform to serve our country," said HUD Secretary Donovan "But we know that by providing housing assistance and case management services, we can significantly reduce the number of veterans living on our streets. Working together, HUD, VA and local housing agencies are making real progress toward ending veteran homelessness once and for all."

This funding to local housing agencies is part of the Obama Administration's commitment to end Veteran and long-term chronic homelessness by 2015. **Opening Doors: Federal Strategic Plan to Prevent and End Homelessness** serves as a roadmap for how the federal government will work with state and local agreements to confront the root causes of homelessness, especially among

former servicemen and women.

VAMCs work closely with homeless veterans then refer them to public housing agencies for these vouchers, based upon a variety of factors, most importantly the duration of the homelessness and the need for longer term more intensive support to obtain and maintain permanent housing. The HUD-VASH program includes both the rental assistance the voucher provides and the comprehensive case management that VAMC staff provides.

Veterans participating in the HUD-VASH program rent privately owned housing and generally contribute no more than 30 percent of their income toward rent. VA offers eligible homeless veterans clinical and supportive services through its medical centers.

*"Under the leadership of President Obama, we have made significant progress in the fight to end homelessness among veterans, but more work remains. The partnership between the federal government and community agencies across the country has strengthened all of our efforts to honor our veterans and keep us on track to prevent and eliminate veteran homelessness by 2015."*

**- VA Secretary Eric Shinseki**

## VETERANS HOUSING NEWS

The Veterans Resource Outreach Center (VROC) has opened in downtown Minneapolis. The center is one of 16 the U.S. Department of Veterans Affairs has approved nationwide. VROC will provide social services, benefits counseling, mental health rehabilitation and primary care. The building will have dayrooms, showers, laundry and a computer lab.

“We are thrilled to be able to expand our outreach and services to Minnesota veterans,” said Steven Kleinglass, director of the Minneapolis VA Health Care System. “This center is another tool to help us achieve the VA’s ultimate goal of eliminating veteran homelessness.”

In addition to housing 30 VA staff, local community partners will also have office space in the center.

(Source: [Minneapolis VA](#))

For more information:

**Minneapolis VROC**

612-725-2000

866-414-5058

### **Directions**



### **Department of Veterans Affairs**

One Veterans Drive  
Minneapolis, MN 55417



VROC will provide social services, benefits counseling, mental health rehabilitation and primary care. The center has a multipurpose room, community and group rooms, showers, laundry and a computer lab. In addition to housing 30 VA staff, local community partners will have office space in the center.

VROC is a national VA Community Resource and Referral Center (CRRC). We are one of 17 VA centers nationally, which is aimed at ending homelessness among veterans.

1207 Harmon Place  
Downtown Minneapolis

**Entrance to the Veterans Resource Outreach Center in downtown Minneapolis**

## RIVERSIDE PLAZA RENOVATION NEARING COMPLETION

**Riverside Plaza Renovation:** In February, 2011, construction commenced on the renovation of the 1303-unit Riverside Plaza campus located near the intersection of Cedar and Riverside Avenues. The \$132 million financing package restructured the property's debt and financed the \$65 million renovation. The project includes replacing the central heating, air conditioning, and plumbing systems, common area improvements to the site, building exteriors, and energy efficiency improvements such as window repair and replacement.



*Riverside Plaza in Minneapolis*

Planned outcomes of the Riverside Plaza revitalization project include:

- Preserving and improving 1,303 units of affordable housing designed by modernist Minnesota architect Ralph Rapson;
- Creating more than 200 construction jobs, initially reserving 90 for residents of Riverside Plaza and surrounding neighborhoods;
- Improving public safety by investing in security, lighting, sidewalks, signage and way-finding, as well as Safe Zone tactics such as a Safety Center;
- Significantly reducing the Plaza's energy consumption; and
- Improving the pedestrian and bicycle environments and streetscapes.

Funding partners in the Riverside Plaza renovation include the **U.S. Department of Housing and Urban Development**, **Minnesota Housing Finance Agency**, the **Metropolitan Council**, the City of Minneapolis, the **Greater Metropolitan Housing Corporation**, and the **Family Housing Fund**.

(Source: **City of Minneapolis CPED**)



## MARKETPLACE AND MAIN IN HOPKINS, MINNESOTA



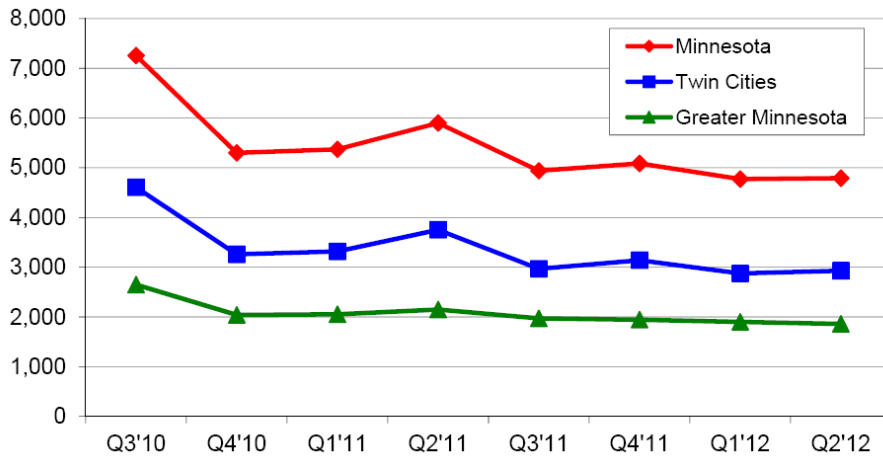
**Marketplace and Main in Hopkins, Minnesota (top).  
Groundbreaking, July 2011 (bottom left). Construction update, March 2012 (bottom right). Bottom images courtesy of [City of Hopkins](#).**

## MINNESOTA FORECLOSURES DATA

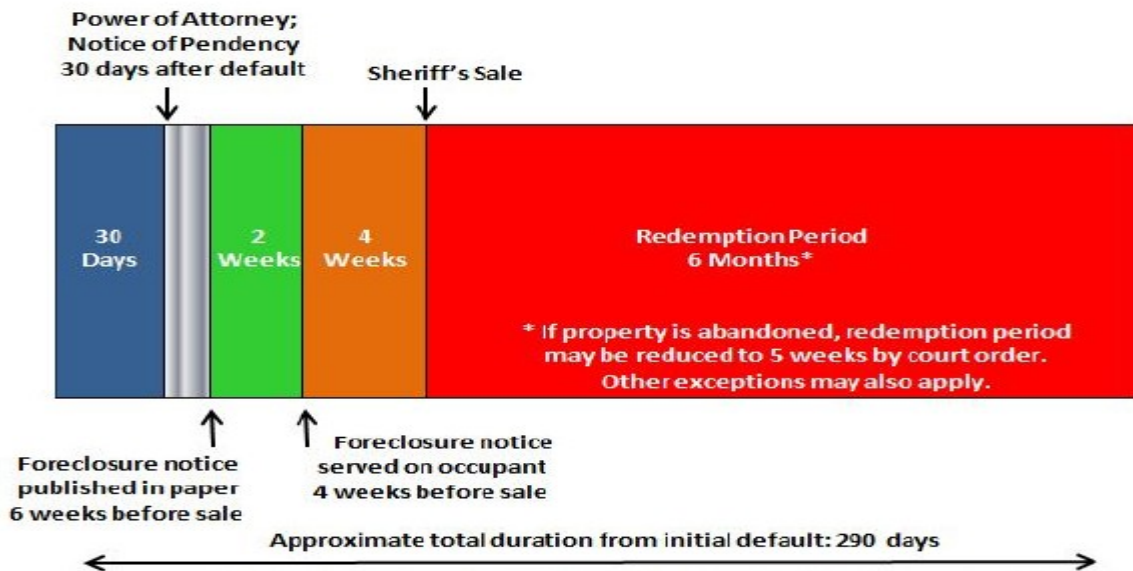
### Eight-Quarter History of Minnesota Foreclosures

There were 9,565 foreclosures in Minnesota in the first two quarters of 2012. This number is 15 percent less than the same period of 2011, with a greater decline seen in the Twin Cities metro area (down 18 percent) than in Greater MN (down 10 percent). In spite of this year-over-year decline, foreclosure levels have remained steady, varying only a few percentage points over the past four quarters (down a total of 3 percent statewide from Q3 2011 to Q2 2012). In spite of any current declines, it is important to note that residences are still being lost through foreclosure at rates far exceeding those of historic levels.

Figure 1



### Sample Foreclosure by Advertisement Action Timeline on a Mortgage



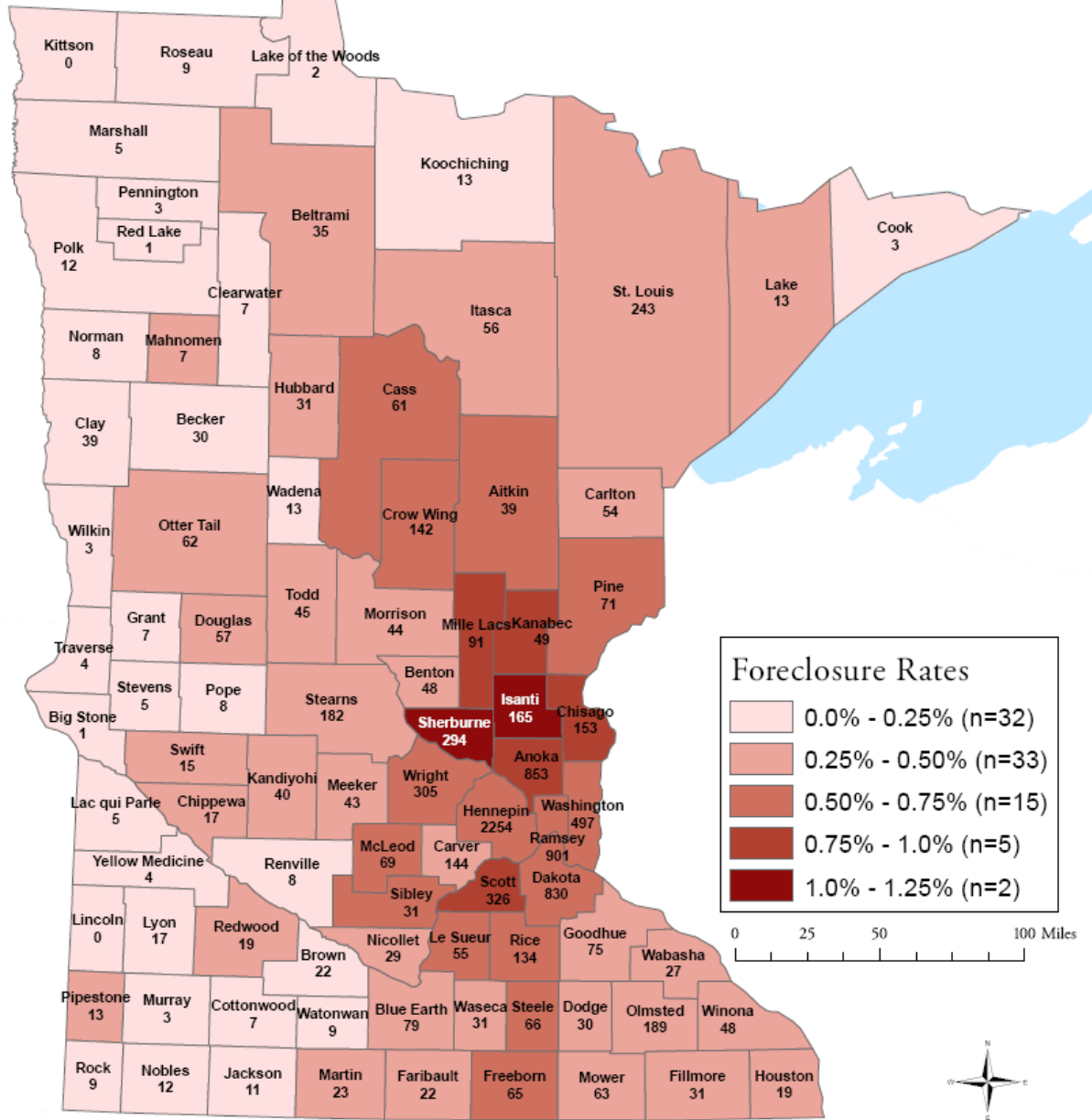
This chart based on information developed by Michael Grover of the Federal Reserve Bank of Minneapolis and further refined by HousingLink

(Source: [Housing Link](#))

# MINNESOTA FORECLOSURES DATA

## Minnesota Foreclosure Rates (Jan. 1 - Jun. 30 2012) by County

Actual number of foreclosures is indicated along with each county name



2012 Semi-Annual Foreclosures in Minnesota: A Report Based on County Sheriff's Sale Data  
Funded by: MN Homeownership Center, Greater MN Housing Fund, Family Housing Fund, & MN Housing

Foreclosure Rate = Number of foreclosed mortgages as a percent of total residential parcels  
Data Source: County reported sheriff's sales and 2011 parcel counts from the MN Department of Revenue



(Source: [Housing Link](#))

*"This historic settlement will provide immediate relief to homeowners, forcing banks to reduce the principal balance on many loans, refinance loans for underwater borrowers, and pay billions of dollars to states and consumers."*

- HUD SECRETARY  
SHAUN DONOVAN

## **NATIONAL MORTGAGE SETTLEMENT TO PAY ELIGIBLE MINNESOTA BORROWERS \$1.5 BILLION**

The federal government and 49 States reached a settlement with the nation's five largest banks: Wells Fargo, Bank of America, JP Morgan Chase, Citigroup, and Ally/GMAC. Part of the settlement required the five banks to pay about \$1.5 billion to be provided to borrowers whose home was finally sold or taken in foreclosure between January 1, 2008 and December 31, 2011, and who meet other eligibility criteria.

The claims process for distribution of this "Direct Payment" part of the settlement is now beginning. **The national settlement administrator, Rust Consulting, based in Faribault, Minnesota, will mail postcards to eligible borrowers asking that they keep an eye out for important information about the settlement.** Rust will then send out claim forms and additional information in waves beginning on September 24, 2012 and ending on October 12, 2012. **Borrowers must complete and return the claim form (or complete the online process) by January 18, 2013.** Rust Consulting and the Monitoring Committee expect to mail checks in May 2013.

More information about the process and answers to frequently asked questions may be found at the Minnesota Attorney General's Office website: [www.ag.state.mn.us](http://www.ag.state.mn.us) or [nationalmortgagesettlement.com](http://nationalmortgagesettlement.com).

The amount of money that will be paid to eligible borrowers depends on how many borrowers submit claim forms. This means that the more Minnesotans who respond, the more relief will be paid to Minnesotans. This is why we need your help getting word out. Please note that borrowers are not required to release any individual claims against their servicers in order to participate in this settlement, nor does participation in this settlement foreclose the eligibility of a borrower to participate in the Independent Foreclosure Review being conducted by the Office of the Comptroller of the Currency.

**If an individual borrower has questions, they may contact the Minnesota Attorney General's Office at 651-296-3353.**

**If an individual borrower believes they are eligible for relief but did not receive a postcard, they should call Rust Consulting at 1-866-430-8358.**

## FORECLOSURE COUNSELORS

*Fraudsters prey on those who have difficulty making their mortgage payments whether by charging fees for “help” negotiating a modification or otherwise. Borrowers should use a HUD approved housing counseling agency. (Read more [here](#))*

### U.S. Department of Housing and Urban Development

451 7th Street SW  
 Washington, DC 20410  
 (800) 569-4287 or TTY: (800) 877-8339  
[www.hud.gov/foreclosure/](http://www.hud.gov/foreclosure/)

### Minnesota Housing Finance Agency

400 Sibley Street, Suite #300  
 St. Paul, MN 55101  
 651-296-7608 or 800- 657-3769  
<http://www.mnhousing.gov/>

## SEARCH FOR MORE MINNESOTA

## FORECLOSURE COUNSELORS

## FHA REMINDS LENDERS TO SPEED INSURANCE PAYMENTS FOR BORROWERS

FHA published a [Mortgagee Letter](#) to reinforce its existing policy requiring lenders to release insurance payouts to homeowners eager to rebuild their damaged homes following disaster. In the past, the U.S. Department of Housing and Urban Development (HUD) noticed some lenders would instead use these insurance funds to pay off the outstanding mortgage balance, leaving many homeowners without the resources they need to rebuild their homes. Timely receipt of flood and hazard insurance proceeds allows homeowners to rebuild their homes and provide some stability for their families. Therefore, lenders are strongly encouraged to assist homeowners by: (1) providing copies of hazard insurance policies and information when requested; (2) promptly releasing hazard insurance claim proceeds when a viable repair plan has been approved; and (3) following standard procedures to ensure that hazard insurance claims are filed and settled in an expeditious manner.

## HUD ISSUES UPDATED GUIDANCE TO HELP HOUSING PROVIDERS REDUCE CHILDHOOD LEAD POISONING

To help ensure families protect their children from lead poisoning, HUD announced new [Guidelines](#) on how to identify and control lead-based paint and related hazards in housing, and to help property owners, government agencies, and private contractors sharply

reduce childhood exposure to lead without unnecessarily increasing the cost of renovation.

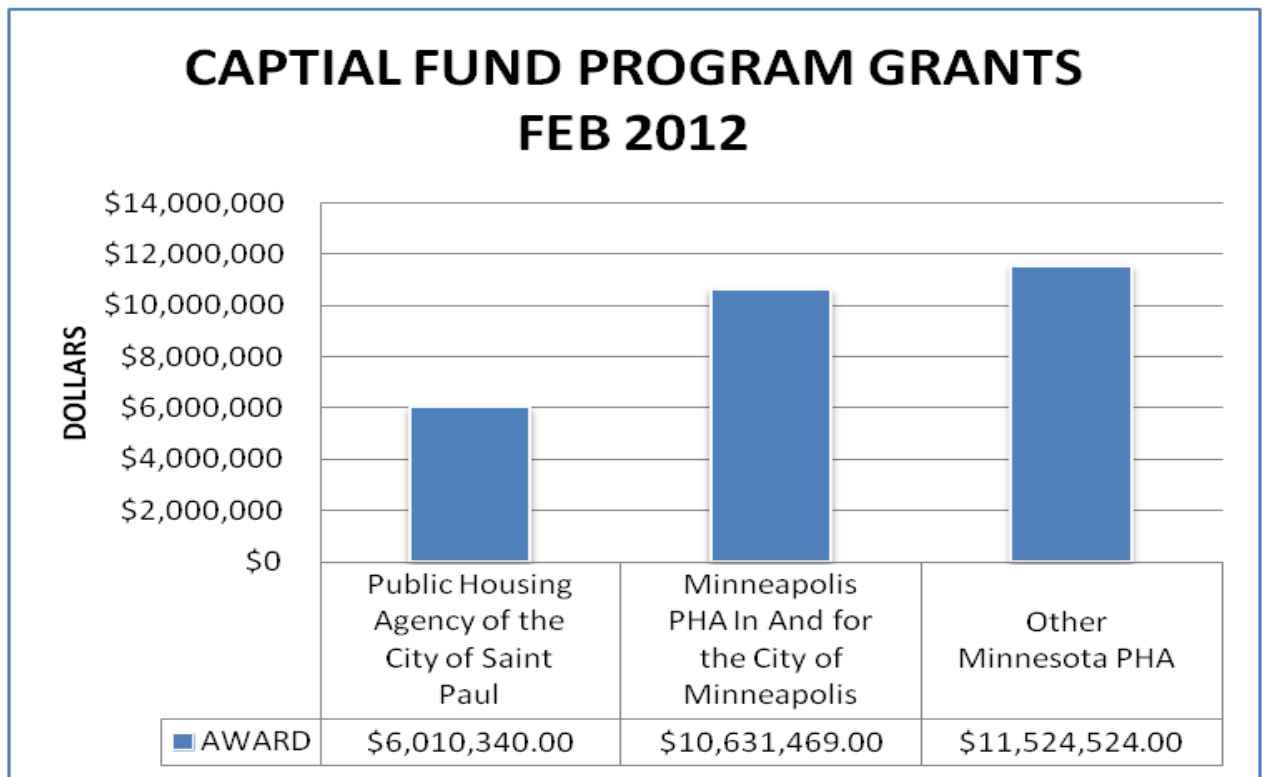
These [Guidelines](#) can be used by those who are required to identify and control lead paint hazards, as well as property

owners, landlords, and child-care center operators. They offer helpful advice on renovations in older housing, lead-based paint inspections and risk assessments, and where to go for help.

## HUD AWARDS MINNESOTA HOUSING AUTHORITIES MORE THAN \$28 MILLION TO IMPROVE, PRESERVE NATION'S PUBLIC HOUSING STOCK

U.S. Department of Housing and Urban Development Secretary Shaun Donovan awarded public housing authorities in Minnesota more than \$28 million that will be used to make major large-scale improvements to their public housing units. See below for Minnesota agencies and fund amounts, all public housing authorities and total funds by state.

The grants are provided through HUD's **Capital Fund Program**, which provides annual funding to all public housing authorities to build, repair, renovate and/or modernize the public housing in their communities. This funding can be used to make large-scale improvements such as new roofs and to make energy-efficient upgrades to replace old plumbing and electrical systems.



## HUD USES SOCIAL MEDIA TO CONNECT WITH PUBLIC AND INCREASE TRANSPARENCY



In an effort to better serve the American people, the U.S. Department of Housing and Urban Development (HUD) has embraced social media and streamlined its Website contact tools to facilitate open communication and total transparency.



As the new generation of information seekers primarily accesses news and other content through social networking sites like Facebook and Twitter, HUD deemed it essential that the Department get up to speed on today's popular channels of communication. After all, 50 percent of Facebook's 400 million users log on every day, according to Facebook. Furthermore, while only 21 percent of Twitter's 19 million users are active, that's still 3,990,000 people to reach, according to Mashable.com, a respected social media news blog.



HUD also created its own Youtube channel, which currently features Lead Free Kids, a collaborative effort with the Ad Council about lead-based paint, and a short informational video about fair housing. Users access two billion videos a day on YouTube, according to the site.

Ultimately, the proof is in the numbers *and* in the preferences of the American people.

Stay connected with HUD:

[RSS Feeds](#)

[HUD Facebook page](#)

[HUD Twitter](#)

[HUD Youtube Channel](#)

[HUD wiki](#)

[HUD Mobile](#)



Contact the [FHA Resource center](#) or get help from HUD staff via our [contact us web page](#), accessible from the main navigation bar on the [HUD.gov home page](#).

**HUD AWARDS NEARLY \$1 MILLION TO PUBLIC HOUSING AGENCIES IN MINNESOTA TO PROMOTE JOBS, SELF-SUFFICIENCY**

**"Family self-sufficiency programs have a proven track record; these grants will provide the springboard to a more independent life for our Minnesota public housing residents."**

**- Midwest Regional Administrator Antonio R. Riley**

The U.S. Department of Housing and Urban Development (HUD) awarded nearly \$1 million in August 2012 to public housing and non-profit agencies in Minnesota to help public housing residents find jobs and achieve economic and housing independence. The funding will also link the elderly and people with disabilities with supportive services that allow them to maintain independent living and age-in-place. This funding is part of nearly **\$35 million HUD awarded** across the United States.

NAME	AWARD AMOUNT
Hopkins Housing and Redevelopment Authority	\$236,808
Housing Authority of St. Louis Park	\$243,000
Alexandria Housing and Redevelopment Authority	\$243,000
Moorhead Public Housing Agency	\$243,000
<b>State Total:</b>	<b>\$965,808</b>

**HUD ANNOUNCES RESIDENT OPPORTUNITIES AND SERVICE COORDINATOR PROGRAM (ROSS-SC)**

HUD's **Resident Opportunities and Self Sufficiency - Service Coordinators Program** (ROSS-SC) helps public housing authorities (PHAs), resident associations or non-profit organizations hire or retain "service coordinators" who work directly with residents to assess their needs and connect them with education, job training and placement programs and/or computer and financial literacy services available in their community to promote self-sufficiency. For an elderly or disabled resident, the service coordinator arranges supportive services that allow them to maintain their independence.

**"These service coordinators will help thousands of public housing residents connect to jobs and opportunities that lead to self-sufficiency and improved quality of life,"** said HUD Secretary Shaun Donovan.



## **HUD AWARDS \$1.2 MILLION IN GRANTS TO NATIVE AMERICAN COMMUNITIES IN MINNESOTA**

The U.S. Department of Housing and Urban Development awarded \$600,000 to each of two tribal communities in Minnesota to improve housing conditions, promote community development and to spur local economies with construction projects and jobs. The competitive grants awarded are part of HUD's **Indian Community Development Block Grant (ICDBG) Program** that addresses a wide variety of community development and affordable housing activities for low- to moderate-income families.



### **BOIS FORTE BAND OF THE MINNESOTA CHIPPEWA TRIBE (MN)**

The Bois Forte Band will use its \$600,000 grant to create pow-wow grounds in order to host pow-wows on land that has proper drainage, seating, and space for vendors. This project will also create a softball field for tribal members to use for recreational activities.



### **WHITE EARTH BAND OF MINNESOTA CHIPPEWA TRIBE (MN)**

The tribe will use its grant of \$600,000 to fund the Health Building Addition. The project will expand the current nursing and mental health offices and provide space for new personnel. The 5,000 square feet addition will house 35 staff members, alleviate the current overcrowded conditions, and expand the services pro-

## **BII DI GAIN DASH ANWEBI ELDER HOUSING NEARS COMPLETION**

AICDC is addressing the lack of affordable housing for American Indian elders in Minneapolis with the development of the Bii Di Gain Dash Anwebi Elder Housing. The apartment will be 47 one-bedroom units located on two parcels of land on the east and west sides of Bloomington Avenue South.

The apartments will be available to seniors 62 years of age and older with an income at or below 50% AMI (Area Median Income). HUD rental subsidies will be available to seniors living in at Bii Di Gain Dash Anwebi Elder Housing.

CommonBond Communities will co-sponsor and manage the project. (Source: [AICDC](#))



*Bii Di Gain Dash Anwebi Elder Housing in Minneapolis*

## TRIBAL CHAIRMAN OF THE BOIS FORTE BAND OF CHIPPEWA CELEBRATES OPENING OF THE NEW MOON DEVELOPMENT

The New Moon Supportive Housing Project is located on the Vermillion sector of the Bois Forte Band of Chippewa Indian Reservation near Lake Vermillion in St. Louis County, Minnesota. ***The Office of Community Planning & Development awarded the project \$215,280 in Shelter Plus Care funding to provide rental assistance over the next five years.***



*A building at the New Moon development*

The development consists of 19 units of new construction housing in a complex of six buildings for individuals and families who need supportive services to keep their housing. HUD contracts with St. Louis County to provide rental assistance by leasing six of the units.

The households served by HUD all include a disabled homeless adult. Bois Forte Health and Human Services incorporates evidence-based, best practices service models including Integrated Dual Diagnosis Treatment (for persons with Mental Health and Chemical Dependency issues) and harm reduction practices into the services. On-site case management services will be client-driven and culturally appropriate. Services will address the individual needs of each household, especially barriers to being successful tenants such as histories of long-term homelessness, mental illness, chemical dependency, histories of domestic violence, few positive life skills, low or no income, and criminal histories.



*A building at the New Moon development*

## **Resources:**

**[Learn about the Section 3 Program](#)**

**[Learn About Homeownership](#)**

**[Get Rental Help](#)**

**[Avoid Foreclosure](#)**

**[Find Homeless Resources](#)**

**[Talk To A Housing Counselor](#)**

**[File A Housing Discrimination Complaint](#)**

**[Contact My Local Office](#)**

**[Loan Modification Scam Alert](#)**

**[HUD Homes for Sale](#)**

**[Income Limits](#)**

**[Fair Market Rents](#)**

**[Library](#)**

# DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

920 Second Avenue South, Suite 1300  
Minneapolis, Minnesota 55402-4012

Phone: 612-370-3000

Fax: 612-370-3220

**VISIT OUR  
WEBSITE:  
HUD.GOV**

*HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business.*

*More information about HUD and its programs is available on the Internet at [www.hud.gov](http://www.hud.gov) and [espanol.hud.gov](http://espanol.hud.gov).*

*You can also follow HUD on Twitter [@HUDMidwest](https://twitter.com/HUDMidwest) and on Facebook at [facebook.com/HUD](https://facebook.com/HUD)*

*Sign up for news alerts on [HUD's News Listserv](#).*

