

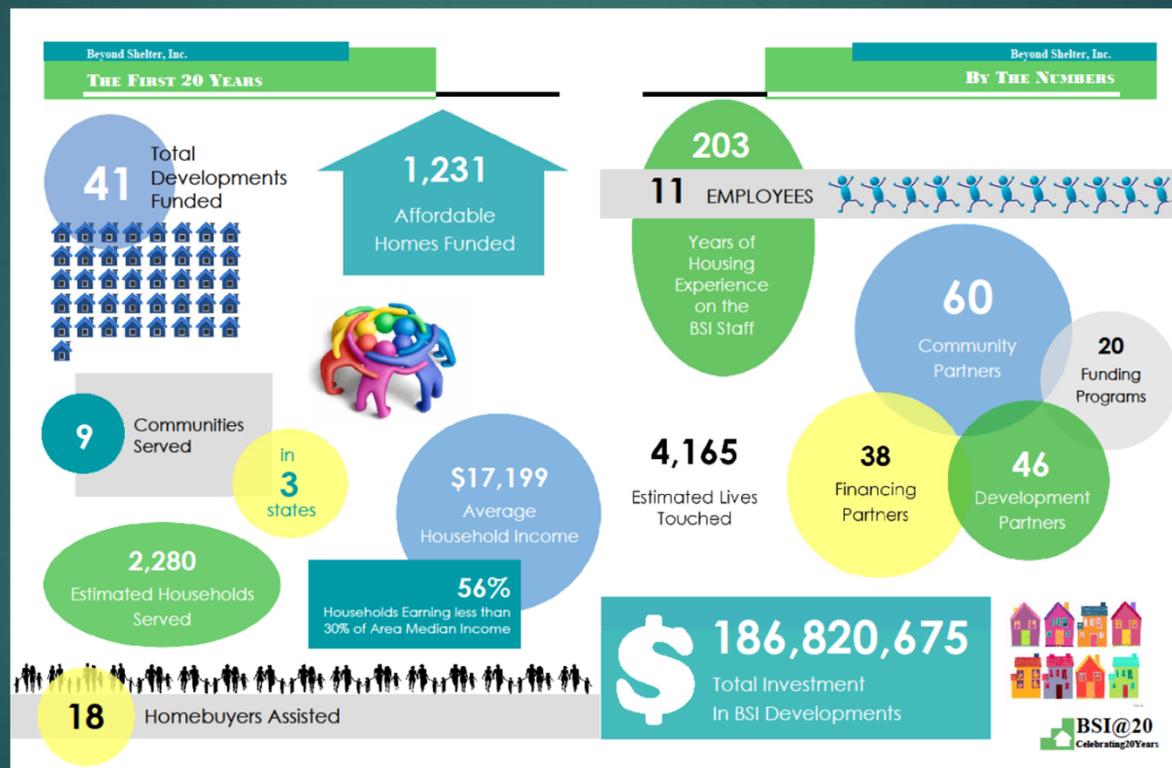


# The 12 Days of BSI

REFLECTIONS ON A VERY GOOD YEAR

# 1. Celebrating 20 Years

A Lookback at what BSI has accomplished in its first 20 years



## 2. Monterey & Bridges/Brighton Place

In partnership with the **Housing Authority of Cass County**, equity and lending partners were selected, demolition and disposition application submitted, and due diligence with all funders started in January and culminated in a closing in November.



# 3. Training & Education

The BSI team continued to expand our knowledge base in 2019 through local and national **learning opportunities**

- ▶ MHFA RFP and Technical Assistance Kick Off
- ▶ NDHFA Annual Statewide Housing Conference
- ▶ Minnesota Housing Summit
- ▶ Webinars by HUD, MHFA, NAHB, Novogradac, and Birch Island Real Estate
- ▶ FM Homeless Coalition Conference
- ▶ NDANO Conference
- ▶ NDC Mixed Use Development Training
- ▶ Novogradac Opportunity Zone Conference, Las Vegas
- ▶ NCSHA Housing Credit Connect, San Francisco
- ▶ AHF Live, Chicago

# 4. 20 Year Anniversary Event

The **BSI** board and staff held an anniversary party at the **Red River Zoo** in June, hosting our tenants and many development partners. The event included a very successful food drive for the **Great Plains Food Bank**.



## 5. HomeField 2 Grand Opening

In August, BSI celebrated the opening of 39 new affordable homes for seniors at the HomeField 2 development in Fargo. The property leased up in approximately 60 days.



## 6. Grace Garden Grand Opening

BSI and the **YWCA Cass Clay** celebrated the Grand Opening of Grace Garden in August. Grace Garden will provide 30 homes for households at risk of homelessness or victims of domestic violence. This permanent supportive housing development has staff on site daily to help families be safe and successful.



## 7. Edwinton Place Grand Opening

November brought the opening of Edwinton Place, a permanent supportive housing development in Bismarck. Developed in partnership with the **Burleigh County Housing Authority**, Edwinton Place provides 40 fully furnished one bedroom apartments to people coming directly out of homelessness. The building is staffed 24/7.



## 8. Monterey & Brighton Place Demolition and Ground Breaking Event

Many supporters came out to celebrate with our development partner the **Housing Authority of Cass County** in November, as demolition of their functionally obsolete public housing make way for 85 new homes for seniors in West Fargo, slated for opening in 2021.



## 9. Project Based Rental Assistance

BSI, in partnership with the **City of Fargo**, was able to secure project based rental assistance for 54 households in three projects. The HUD assistance was transferred from another property in North Dakota that had left the program. The transfers keep the subsidy in the state rather than letting it rolling back into the federal budget.



24 units at Graver Apartments



14 units at HomeField 1  
16 units at HomeField 3

# 10. New 9% LIHTC Awards

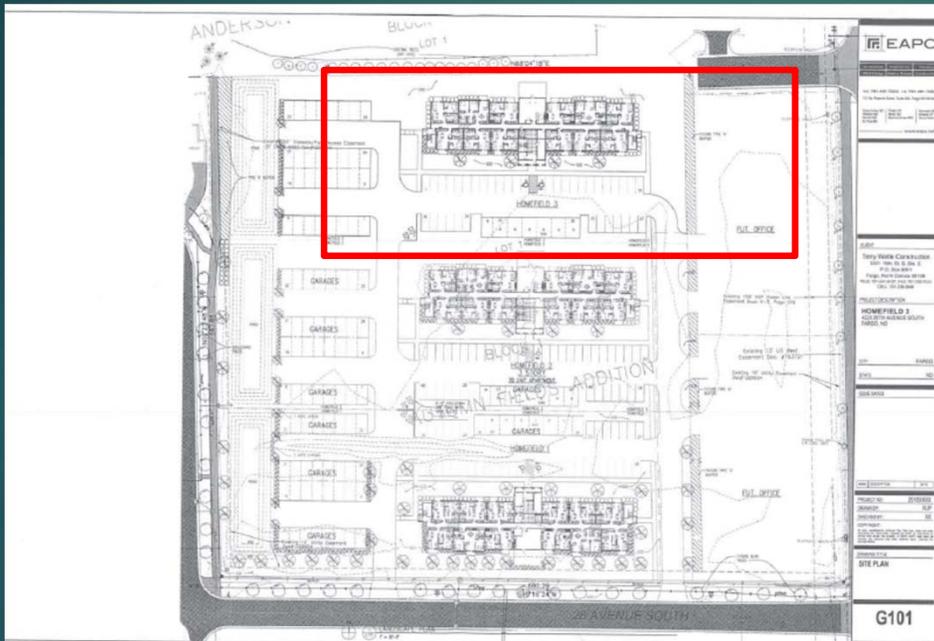
## HACC Sierra Townhomes, West Fargo



- ▶ Redevelopment of functionally obsolete public housing
- ▶ Estimated TDC \$9.3 million
- ▶ Estimated Dev Fee \$1.1 million (85/15)
- ▶ Increases density from 24 to 38
- ▶ 8 units set aside for families experiencing homelessness or at risk of homelessness
- ▶ 8 units targeted for seniors
- ▶ All 38 units will have project based rental subsidy from HACC
- ▶ Big House design

# 11. New 9% LIHTC Awards

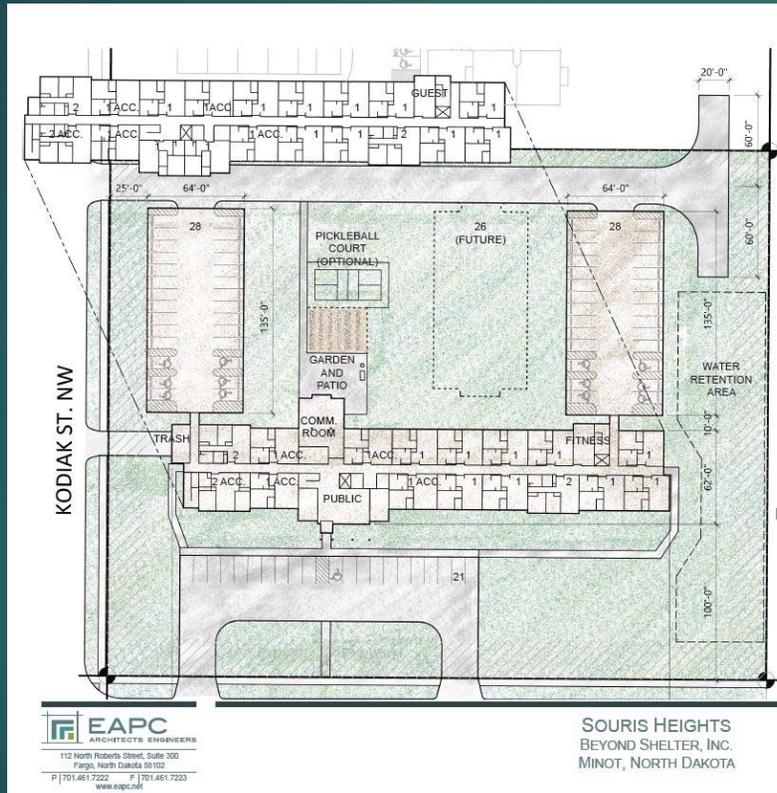
## HomeField 3, Fargo



- ▶ Final Phase at HomeField site
- ▶ Estimated TDC \$7.4 million
- ▶ Estimated Dev Fee \$875,000
- ▶ 39 one and two bedroom units
- ▶ Age 62+
- ▶ Service provider on site 40 hours per week
- ▶ HUD Multifamily Rental Assistance for 16 one bedroom units
- ▶ Income Averaging up to 80% of AMI

# 12. New 4% LIHTC Awards

Souris Heights, Minot



- ▶ Adjacent to Sunset Ridge
- ▶ Estimated TDC \$12.1 million
- ▶ Estimated Dev Fee \$1.4 million
- ▶ 54 one and two bedroom units
- ▶ Targeted for Seniors, modeled after Cooks Court
- ▶ Attached indoor parking, Community Room, Patio, Library with computers, Fitness, Guest Suite, Salon
- ▶ Income Averaging up to 80% AMI
- ▶ PBV for all 20 30% units

# Plus+ Marketing and Fund Raising



## BSI Ramped Up Marketing Efforts in 2019

- ▶ New and improved website [www.beyondshelterinc.com](http://www.beyondshelterinc.com)
- ▶ 20 year Logo and publications
- ▶ FM Area Foundation Caring Catalog fund raiser
- ▶ Established social media presence on Facebook, Instagram, and Twitter
- ▶ Looking ahead to 2020...
- ▶ New Logo and branding strategy

# 2019 Was A Very Good Year!

## BSI and its partners

- ▶ **Placed in service** 3 properties, in 3 cities, totaling 109 homes, with a total development cost of \$24,270,542. Of the 109 households to call these properties home 70 will be assisted by project based HCV rental assistance.
- ▶ **Started construction** on 2 new properties with a total development cost of \$21,099,138. These developments will provide 85 new homes to seniors in West Fargo, and dramatically improve the HACCs presence along the Sheyenne Street corridor. All households will be assisted by project based HCV.
- ▶ **Secured funding** for 3 new developments in 3 communities totaling 131 new homes with a total development cost of \$28,800,000. Of the 131 homes 74 will benefit from project base rental assistance from either HCV or HUD.
- ▶ **Secured budget authority** of \$45,748 per month of project based rental assistance for 3 developments in Fargo. This will benefit our lowest income tenants \$548,976 per year, and \$10,979,520 over the 20 year contracts.

# Merry Christmas and Happy New Year

We are looking  
forward to more  
great things  
happening in 2020!

