

A close-up photograph of grass blades covered in a thin layer of white frost. The background is a soft, out-of-focus bokeh of light blue and white, suggesting a bright, overcast day. The lighting is soft and diffused, highlighting the texture of the frost on the grass.

# **2021 Year End Review**

Beyond Shelter, Inc.



# NEW HOMES

BSI had **216** units under construction in **5** different developments with a TDC of **\$54,194,974** in 2021.

**Three** new developments totaling **124** new affordable homes and a total development cost of **\$28,914,974** were placed in service in Fargo and West Fargo.



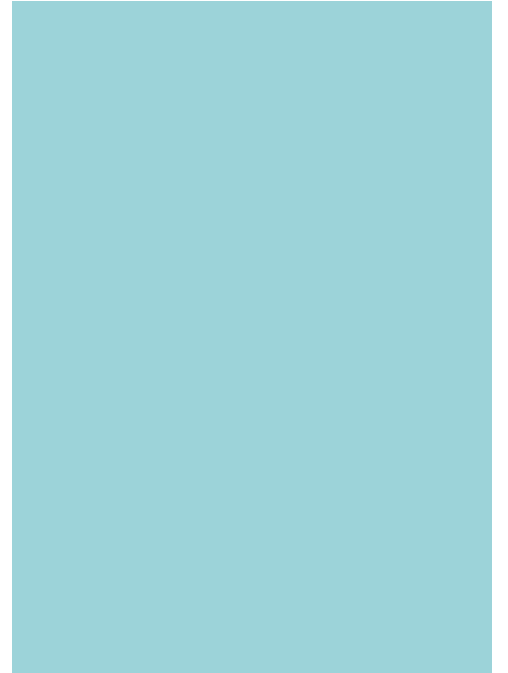
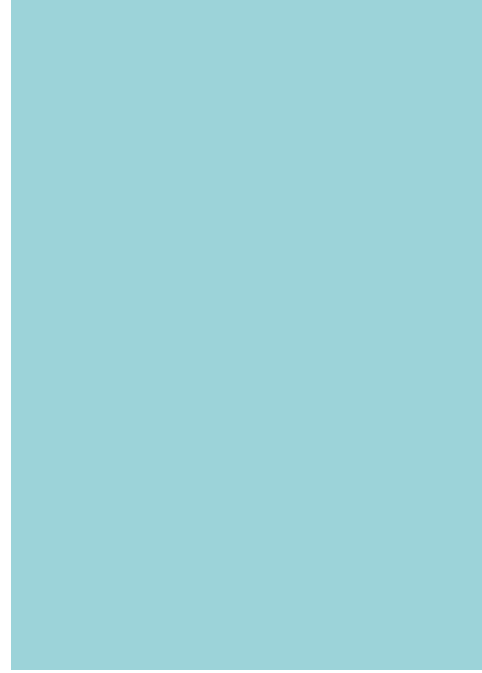
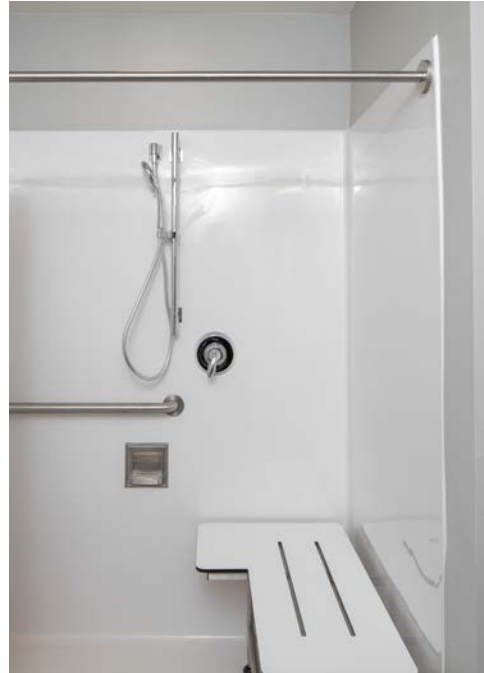


# THE MONTEREY, West Fargo

- 45 units for seniors
- \$12 million TDC
- Development Partner – Housing Authority of Cass County (15%)
- General Partner – Housing Authority of Cass county
- Placed in service July 1, 2021



# BRIGHTON PLACE, West Fargo



- 40 units of senior housing
- \$9 million TDC
- Placed in service July 1, 2021

- Development partner – Housing Authority of Cass County (15%)
- General Partner – Housing Authority of Cass County



## HOMEFIELD 3, Fargo

- 39 units for seniors
- \$7.8 million TDC
- Placed in service August 31, 2021

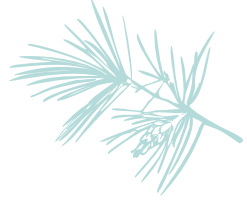




# UNDER CONSTRUCTION

At year end BSI has **two** developments under construction in West Fargo and Minot, totaling **92** homes, and a total development cost of **\$25,280,338**





# SOURIS HEIGHTS, Minot

- 54 units of senior housing
- \$14.2 million TDC
- Broke ground June 2021
- Anticipated opening June 2022
- Development partner – Minot Housing Authority (10%)
- General Partner - BSI





# SIERRA TOWNHOMES, West Fargo

- 38 units of general occupancy
- \$11 million TDC
- Broke ground March 2021
- Anticipated opening May 2022
- Development partner – HACC (15%)
- General Partner - HACC







# UNDERWRITING

At year end BSI has **seven** developments going through underwriting and due diligence, totaling **248** homes .

All seven are anticipated to break ground in 2023 with a combined TDC of **\$65 million**.



# SILVER LININGS, Moorhead, MN

- 36 units for homeless individuals 55+
- permanent supportive housing (PSH)
- \$7.5 million TDC
- Anticipated closing March 2022
- Development partner – Churches United (20%)





# GARITZ GROVE, Fergus Falls, MN

- 24 units for homeless individuals (PSH)
- \$7.5 million TDC
- Anticipated closing March 2022
- Development partner – Fergus Falls Housing Authority (15%)





## THE MILTON EARL, Fargo

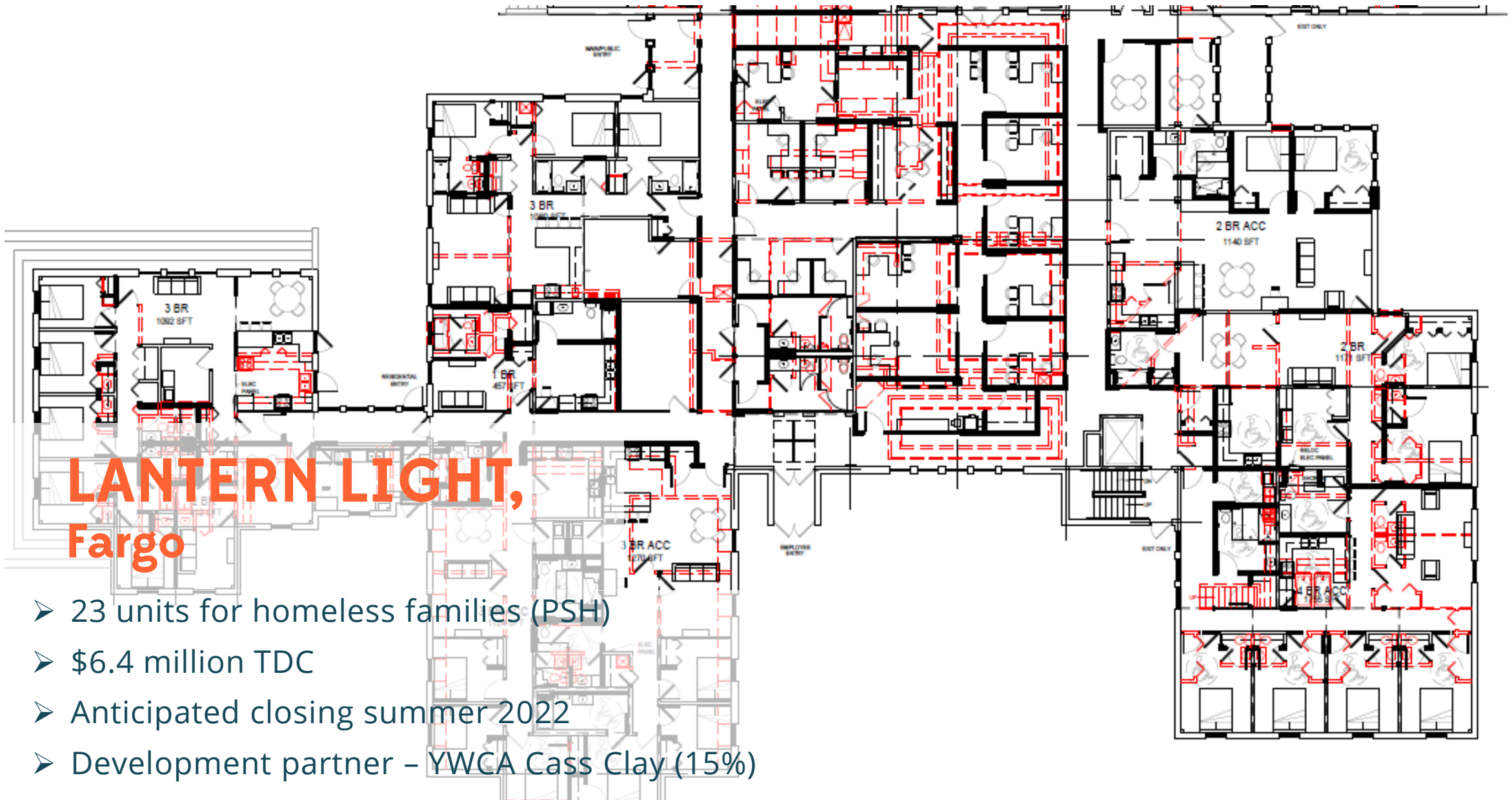
- 42 units for seniors
- \$12.7 million TDC
- Anticipated closing May 2022



# DAKOTA APARTMENTS 2, Bismarck

- 34 units – 14 general occ & 20 senior
- \$9.9 million TDC
- Anticipated closing May 2022
- Development partner – Burleigh County Housing Authority (15%)

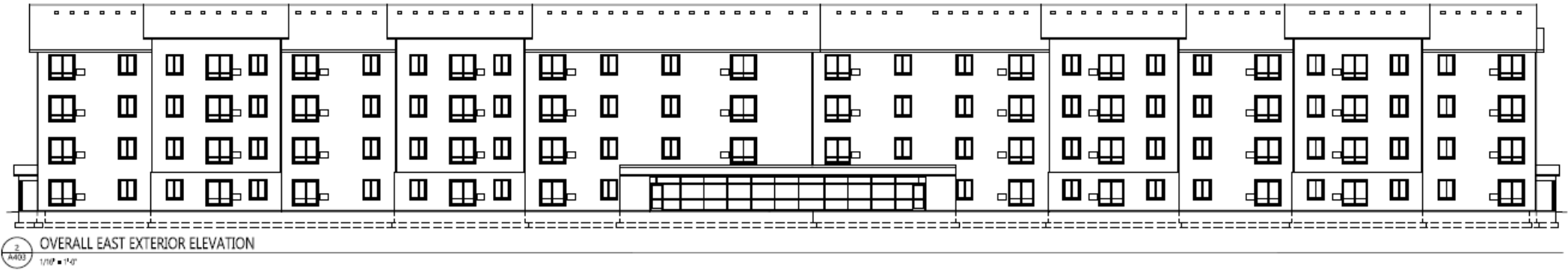




# LANTERN LIGHT, Fargo

- 23 units for homeless families (PSH)
- \$6.4 million TDC
- Anticipated closing summer 2022
- Development partner - YWCA Cass Clay (15%)





2  
A403  
OVERALL EAST EXTERIOR ELEVATION  
1/16" = 1'-0"



1  
A403  
OVERALL WEST EXTERIOR ELEVATION  
1/16" = 1'-0"

## THE PLAZA PHASES 1 & 2, Fargo

- 89 units for seniors in total
- \$10.5 million & \$10 million TDC
- Anticipated closings August 2022



## OTHER ACTIVITIES

- Philanthropy in Youth group from Fargo South
- Caring catalog
- Facebook
- Capital Magnet Fund application
- BSI Development Policy & Procedure
- HDFP certification for new developer
- FM Coalition to End Homelessness and ND Homeless Coalition
- NDHFA Advisory Board
- Wells Fargo gift for HomeField services