

A 20 YEAR LOOKBACK

REFLECTING ON 20 YEARS OF COMMUNITY DEVELOPMENT

When Beyond Shelter, Inc. was born 20 years ago there was a hope that a better way to develop affordable housing could be found. Encumbered by federal mandates that the Department of Housing and Urban Development imposed on Housing Authorities, local agencies were forced to develop housing that didn't meet the needs of people that lived in the severe northern climate and didn't provide a quality of materials that people who lived in that housing deserved. Beyond Shelter was deter-

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- Bev Rohde, 20 Year Board Member



mined to find a way to make those goals a reality. We started small. Mostly rehab projects that took existing housing and rehabbing them into better places for people to live. Gradually, with education and experience, we were developing new housing; homes that have provided over 1000 units of quality living to people in the tri-state area. As a board member, I have witnessed this dream develop into a far more efficient and effective organization that I could have imagined all those years ago. We have been blessed with a staff that believes strongly in our mission and has produced a quality product with which I am proud to be associated.

Bev Rohde, 20 Year Board Member



ABOVE: Bluestem playground installation, Fargo, ND, 2006

ABOVE RIGHT: HomeField 1 senior apartments typical kitchen. Fargo, ND, 2017

RIGHT: Edwinton Place framing and insulation, Bismarck, 2019



BUILDING PARTNERSHIPS TO BUILD COMMUNITY

In the past 20-years of service, the Beyond Shelter team has had the privilege of developing affordable homes serving nine communities in three states, but the Beyond Shelter Team did not do it alone. Some of our key development partners include the Housing Authorities in Aberdeen, South Dakota, Burleigh County, Cass County, Fargo, Grand Forks, and Minot, North Dakota, and Clay County, Minnesota. Non-profit partners including Churches United for the Homeless, and

“The partnership worked well in creating a state of the art facility to address the needs of people experiencing homelessness thanks to the efforts and guidance of Beyond Shelter’s staff.”

- Katie Jo Armburst,
Grand Forks Housing Authority



the YWCA Cass Clay have also been valued partners with whom BSI has produced housing for people who face homelessness. Every development completed to-date started with conversations with local leaders, community partners, and local, state and federal stakeholders. Collaborative partnerships resulted from these conversations, and these collaborative partnerships resulted in the development of 1,231 affordable homes. Wow!

Partnering with local service providers has allowed BSI to truly go “beyond shelter” by bringing their expertise to the table and enhancing developments with a variety of services. This has been particularly valuable when developing permanent supportive housing for people facing homelessness. BSI has been the developer for seven permanent supportive housing projects in 4 different communities. The Grand Forks Housing Authority opened La Grave on First in Grand Forks in 2018. Katie Jo Armburst, with the Grand Forks Housing Authority shared that, “The partnership worked well in creating a state of the art facility to address the needs of people experiencing homelessness, thanks to the efforts and guidance of Beyond Shelter’s staff.”

The Beyond Shelter Team is incredibly grateful for all of the partnerships and friendships that we have established these past 20-years. We look forward to working with new and existing partners with a shared vision to build and strengthen the communities that we serve.



A PLACE TO CALL HOME

The best thing about the work that Beyond Shelter does is making positive change in people's lives. That is what keeps the BSI team going every day.

Jason, a seven-year resident at the Cooper House, lost his Dad from cancer when he was 12 years old. Then his Mom started to drink, and a cousin passed away from cancer. Jason began to worry about getting cancer himself. He used drugs and alcohol to get rid of his worries. Jason worked as an Assistant Manager at a company in Grand Forks and later worked for 7 years at a photo lab in West Fargo. He left his job at the lab due to stress at work and home, and later became homeless. Jason loves living downtown because of the people and availability of jobs. Jason says, "I want to take one day at a time and not worry. If I worry than I will go back to the bottle." He added, "Ten years ago, I did not think I would be in this situation. I am not drinking and very thankful for my place to live. This is home."

Steve, originally from the Duluth area, started working construction at 13 years old. When he became



Cooper House site coordinator and tenants, Fargo, ND

“You save lives, I would have frozen to death if I didn’t have this place to live in.”

- Steve, Cooper House Resident



Gateway Gardens
Moorhead, MN 2010

ill with kidney problems doctors also discovered he had lymphoma cancer. Steve received treatment and went into remission. He then became homeless and lived in a tent outside for 2 years. Steve shares, "I would wake up in the mornings in the winter and rub snow in my face to wake up and clean my face." Steve has lived in Cooper House since the doors opened 9 years ago. He has developed friendships and has met many good people. While Steve has worked temp jobs he would like to find work with more hours to be able to move into a different apartment. He loves fishing with friends.

Caseworkers and the on-site nurse, staffed by BSI's service partners, have been a great help to both Jason and Steve. They both expressed deep gratitude for the work Beyond Shelter does, and the work of all agencies that help people facing homelessness. "You save lives," Steve said "I would have frozen to death if I didn't have this place to live in."

41

Total
Developments
Funded



1,231

Affordable
Homes Funded



203

11 EMPLOYEES



Years of
Housing
Experience
on the
BSI Staff

60

Community
Partners

20

Funding
Programs

9

Communities
Served

in
3
states

\$17,199

Average
Household
Income

4,165

Estimated Lives
Touched

38

Financing
Partners

46

Development
Partners

2,280

Estimated Households
Served

56%

Households Earning less than
30% of Area Median Income



186,820,675

Total Investment
In BSI Developments



18

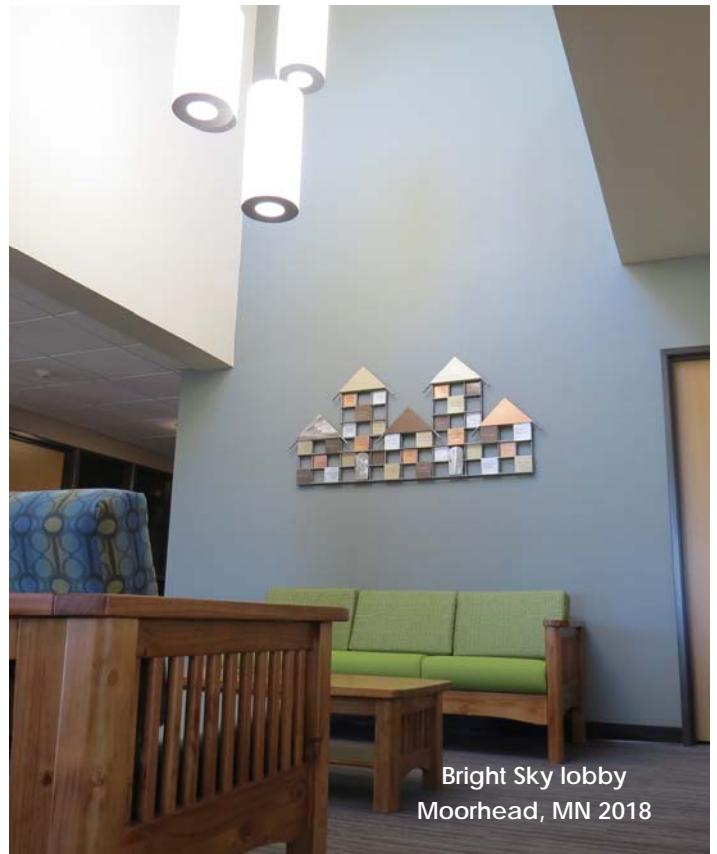
Homebuyers Assisted



LOOKING AHEAD

A note from Beyond Shelter, Inc. Chief Executive Office, Dan Madler:

Beyond Shelter is celebrating 20-years of service and looking to the future years ahead. We will continue to grow and evolve to meet the housing needs of the communities that we serve and beyond. Twenty years from now, Beyond Shelter will still be right here improving lives and creating communities by developing and sustaining housing for those most in need.



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- Dan Madler, CEO



CHANGING WITH THE TIMES

In an effort to continue to deliver on its mission, BSI has evolved in a number of ways. Energy efficiency and Green Building are now a focus in every new development. The benefits include lower operational costs, as well as greater comfort, convenience, and health for tenants. The scale of developments has increased from 8-12 units in the early days to a current average of 40 units. The larger scale results in efficiencies on both the construction and the operational side. As the developments have gotten larger the financing has gotten more complex. Beyond Shelter has utilized 20 different funding programs in the past 20 years. After the 2008 mortgage crisis investment in affordable housing plummeted. The organization had to tap into new funding sources and was able to develop its first permanent supportive housing at a time when not very many deals were getting done. With each change in the economy or in public policy that affects affordable housing,



Bright Sky Apartments Fireside Room
Moorhead, MN 2017

“Energy Efficiency and Green Building are now a focus in every new development.”

BSI has made the necessary adjustments and found a way to carry on. While initially focused on Fargo, the organization responded to flooding in Minot in 2011 by building affordable replacement housing to help address the serious housing needs that resulted. When oil boomed in western North Dakota, BSI stepped up to help increase the affordable housing options for people in the oil patch including seniors, essential service workers, and law enforcement personnel. An increase in production has led to our staff growing from one in 1999 to eleven in 2019. In 2015, BSI outgrew the space it leased from the Fargo Housing & Redevelopment Authority and the staff relocated to new office space. So many changes, but one thing stays constant, BSI's commitment to improving lives and creating communities by developing and sustaining housing for those most in need.



La Grave on First lobby with plant wall,
Grand Forks, ND, 2018



Beyond Shelter, Inc.

A Regional Nonprofit Developer of Affordable Housing

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