

# LaGrave on First FAQ

10.2016

***A group of local housing and service providers are developing a Housing First Permanent Supportive Housing residence in Grand Forks named, "LaGrave on First." This facility will provide services and community space on the first floor with housing units on upper floors for individuals experiencing chronic homelessness in our community.***

## **What is Housing First?**

Housing First is the approach endorsed by the federal government to end homelessness by offering immediate housing without pre-requisites like treatment or sobriety, and then offering voluntary services. By providing a safe place to live, Housing First allows tenants to stabilize and take opportunities to utilize available services.

## **What is Permanent Supportive Housing?**

Permanent Supportive Housing (PSH) is a model that provides safe, decent, affordable housing with on-site support services to encourage and assist tenants in remaining housed. These services often include, but are not limited to: 24-hour staffing, substance abuse counseling, behavioral health care, medication monitoring, and job training.

## **Why does Grand Forks need this?**

A study was conducted by Praxis Strategy Group in 2015 that confirmed our community has a steady homeless population, including a chronically homeless population that would benefit from a Housing First PSH facility. While Grand Forks is fortunate to have Northlands Rescue Mission, it is lacking a housing option for those experiencing chronic homelessness and facing significant barriers to stability. Traditional treatment and housing plans have repeatedly failed in working with those experiencing chronic homelessness, leading these individuals to become high utilizers of costly services such as emergency shelters, incarceration, emergency room visits and hospital stays. The development of LaGrave on First will alleviate the burden placed on numerous private, public, and government resources in the community. Housing First and Permanent Supportive Housing are evidence-based practices; facilities like LaGrave on First have been successful in communities regionally as well as across the nation.

## **How many apartment units will there be?**

Through recent Point-In-Time surveys and numerous conversations with service and housing providers, Praxis recommended at least 40 units be built. LaGrave on First will include 42 one-bedroom one-bathroom units to serve current and future individuals experiencing chronic homelessness in our community, including those on the road to recovery.

## **Who will be living at LaGrave on First?**

Individuals who are facing chronic homelessness of 18+ years of age, regardless of race, color, religion, sex, familial status, national origin, handicap, marital status, receipt of public assistance, or age will live at this building.

*Chronically homeless* is defined as an individual with a disabling condition who has been continuously homeless for a year or more or have had at least four episodes of homelessness in the past three years.

## **How much will this cost to build?**

The development costs are affected by several factors including location, number of units, and resident amenities like space for services and commercial kitchen. The total estimated development cost of LaGrave on First will be approximately \$9,600,000.

## **What are the financial resources utilized to build?**

As the primary provider of affordable housing in our community, the Grand Forks Housing Authority was selected to lead development and has applied for Federal Low Income Housing Tax Credits (\$6,725,000) and Housing Trust Funds (\$1,700,000), Community Development Block Grant (secured \$350,000 for land), HOME Funds (\$335,000), Federal Home Loan Bank's Affordable Housing Program (\$500,000), and additional private foundation support.

## **When will this be built?**

The applications for development funds will be submitted throughout 2016, with aspirations to have funds secured and break ground in the summer of 2017, with doors open in the summer of 2018.

## **How will it be sustained?**

Residents of this facility will pay 30% of their income towards rent. The facility will have project-based vouchers held by the Grand Forks Housing Authority, therefore utilizing federal funds to subsidize and provide revenue for building maintenance. Support services offered on-site will be funded by the respective organization providing the services.

*For more information contact:*

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**LaGrave on First is proudly supported by many organizations, including the following:**



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