

LaGrave on First FAQ

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A group of local housing and service providers are developing Housing First—Permanent Supportive Housing 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, permanent 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 an evidence-based 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, nursing care, substance use disorder 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 permanent 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?

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 were 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 totaling one year.

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 a commercial kitchen. Total development cost of LaGrave on First will be approximately \$9,000,000.

What are the financial resources utilized to build?

Grand Forks Homes, Inc. is the owner of the building and has partnered with Grand Forks Housing Authority and Beyond Shelter, Inc. as co-developers of the project. The development team secured Federal Low Income Housing Tax Credits (\$6,989,304), Housing Trust Funds (\$772,514), Otto Bremer Foundation (\$150,000), Turtle Mountain Housing Authority (\$10,000), Federal Home Loan Bank's Affordable Housing Program (\$500,000) and HOME Program (\$335,000) funding.

When and where will this be built?

LaGrave on First will be located at 500 1st Avenue South in Downtown, Grand Forks. With construction well under way, we expect doors to open in the early fall of 2018.

How will it be sustained?

Residents of this building 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 please contact:

*Katie Jo Armbrust, Outreach Coordinator at the Grand Forks Housing Authority, 701-792-2886 or karmbrust@thegfha.org
Terry Hanson, Executive Director of the Grand Forks Housing Authority, 701-787-9437 or thanson@thegfha.org*

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

GRAND FORKS HOMES, INC.
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