

# Twin Cities Housing Development Corporation Newsletter

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## Northgate Woods receives MADACS Award



TCHDC completed the substantial renovation of Northgate Woods, a 75 unit affordable property in Blaine, MN, in November 2011. Northgate Woods was nominated for an MHA MADACS (Multi housing Achievement in Design, Advertising and Community Support) Award in the area of Complete/Total Building Renovation.

The Minnesota Multi Housing Association acknowledges the MADACS awards as the most honored award given in recognition of superior contributions to the multi housing industry.

The judging for a MADACS award is rigorous and, for the category of Complete/Total Building Renovation, includes an evaluation of cost effectiveness/return on investment, impact on property/neighborhood, impact on financial performance of property and quality of upgrade.

We are excited to have our Northgate Woods project recognized with such a prestigious award and are grateful to everyone who played a role in the redevelopment including LHB Architects, Watson Forsberg Co. the general contractor, Real Estate Equities our Property Management Agent and of course all of the residents who worked with us and lived through twelve months of construction on the site.

Northgate Woods will serve Blaine and the surrounding area as a high quality affordable housing development for many years to come.

## **St. Philip's Gardens - Preserving Historic Relevance**



Current property facade

The newest addition to the TCHDC portfolio is St. Philip's Gardens. St. Philip's Gardens is a property with significant relevance to the Summit-University area. In 1972, it was developed by the small inner-city church, St. Philip's Episcopal, as housing for the working poor of the community.

St. Philip's Episcopal Church was started in 1894 as St. Philip's Mission. The church served the African American community for over a century and grew to a multicultural congregation serving the area, while retaining the special African American warmth, spirit, and music. As the congregation aged, St. Philip's merged with another small church with the same service mission; and the church moved from the area in 2008.

The church retained ownership of the property after the merger. The congregation members of the original church did their best to fulfill their fiduciary responsibility as the owner; however, that became increasingly difficult as members aged. The board recognized this and took steps to find a new owner.

In January 2009, TCHDC entered into a purchase agreement with the church to acquire the property; and also took on the role of asset manager on behalf of the church. In April 2012 TCHDC acquired the property and will operate it in its current condition until we close on the financing necessary to complete a substantial renovation in the fall of 2012.

St. Philip's Gardens is a 55-unit property and has one, two and three bedroom units in both apartments and townhomes. Forty one of the units come with a rental subsidy through a

HAP contract with HUD so the property is able to serve the very lowest income families in our community. All units will remain affordable for the next 30 years.

TCHDC is honored to have the opportunity to carry on the legacy of affordable housing began by St. Philip's Episcopal 40 years ago, and to help assure that the property will provide high-quality affordable housing for many years to come.

### Give to the Max Day



Support to enrich children's lives

2012 is the year...

November 15 is the day...

Your heart and mind are the tools...

**Your gift is the answer.**

November 15, 2012 is Give to the Max Day in Minnesota. This day gives you the opportunity to once again support, or newly support, Twin Cities Housing Development Corporation, as it provides affordable housing and enhanced services to residents of our region. Providing a contribution to TCHDC helps enable us to carry on helping children, youth and adults live in safe high quality affordable housing.

Your contribution also helps us to provide academic enrichment programming, access to job counselors and related services, vocational training, On-the-Job work experience and other services to help families and children.

Sarah found a job

Amil learned English

Janar graduated from high school and went on to college

Peter's math and science grades improved with support of our contributors and volunteers

Please join our cadre of supporters by providing a donation to TCHDC on Give to the Max Day, November 15 - go to

GiveMN.org, TCHDC, then donate. Or, please visit our website at [www.tchdc.org](http://www.tchdc.org) and hit the 'donate' button. We thank all of those who support the needs of our residents and community through support of TCHDC. Your return on investment is shown in improved lives and more livable communities.

Email [info@tchdc.org](mailto:info@tchdc.org) or call 651-292-0211 for more information about TCHDC activities.