

# Crystal Lodge II

Crystal, Minnesota



**Developer/Sponsor** LivingWorks Ventures

**Architect** DJR Architecture Inc.

**General Contractor** Kraus Anderson

**Units** 12

**Project Description** Crystal Lodge II is a new construction project that will provide an affordable permanent housing option for 12 adults living with cognitive disabilities who are in recovery from substance abuse. Designed for adults who need minimal amounts of support to remain independent and healthy, the Lodge is ideal for people on a fixed income who can benefit from the extended support network it provides. The Lodge is a duplex and has 12 private bedrooms with attached baths. It features shared common areas to ensure a community atmosphere, providing residents with the opportunity to establish friendships and reinforce the network of support that is so important for Lodge residents. Under minimal staff supervision, residents are responsible for creating a safe, stable, and healthy living environment. Residents share in running the household, including chores like purchasing groceries and preparing meals. Residents make their own house rules and manage their own activities and finances.



## Project Financing

<b>Minnesota Green Communities</b>	<b>\$15,000</b>
Minnesota Housing Finance Agency	\$676,176
Affordable Housing Incentive Fund	\$450,000
Federal Home Loan Bank Affordable Housing Program	\$195,000
Otto Bremer Foundation	\$51,000
Vinland National Center	\$50,000
Roger Moe	\$3,000
<b>Total Project Financing</b>	<b>\$1,440,176</b>

**A Green Advantage** Crystal Lodge II will be constructed with green and sustainable elements for the benefit of both the residents and the surrounding community, including:

- Reuse of an infill site next to public transportation to increase density and build a more pedestrian-friendly neighborhood.
- Native and drought-tolerant landscaping will be installed in addition to four rain gardens to capture surface and roof run-off.
- Water-conserving and low-flow faucets, showerheads, and toilets.
- Energy Star performance guidelines for the exterior wall design.
- Energy Star appliances and lighting and low-voltage bath fans.
- Construction waste management system.
- Recycled content in the carpeting and other flooring materials.
- Low-VOC interior paints, primers, adhesives, and sealants.
- Urea-formaldehyde-free plywood.

**Rents** The overall goal of the Lodge is to provide supportive housing to 12 low-income and very low-income adults with disabilities. Four units will be available to residents who meet the guidelines of long-term homelessness. Rents range from below 30 percent of the area median income (AMI) to 50 percent of AMI. One unit will have no income restrictions, allowing LivingWorks to provide appropriate supportive housing to persons who might have higher incomes (e.g., veterans' benefits) but need this type of housing support.

**Amenities** Crystal Lodge II is a duplex that features two kitchens, shared dining and living areas, laundry facilities, computer with internet access, and a landscaped yard—all intended to create a comfortable home-like atmosphere. It is located on a bus line and within walking distance of commercial and retail establishments. LivingWorks provides transportation to and from appointments and retail establishments such as grocery stores.

**Social Services** Living Works staff provides mentoring, advice, and mediation. They help residents locate appropriate job and volunteer opportunities. Staff assists residents with locating social services and community support. Staff is available 24 hours a day, seven days a week, either on site or on call.

**Developer** LivingWorks Ventures, a Minnesota 501(c)3 organization, was founded in 1998 to provide affordable sober housing for adults with disabilities and substance abuse issues. Today the organization has three lodges located in the northwestern suburbs of Minneapolis. The organization's mission is to provide supportive housing and related services for people with substance abuse problems and acquired cognitive disabilities that foster sustained sobriety, productive employment, and community integration.



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Minnesota Green Communities, a collaboration of the Greater Minnesota Housing Fund, the Family Housing Fund, and Enterprise, is an initiative designed to foster the creation of affordable, healthier, and more energy-efficient housing throughout Minnesota. For more information, please visit [www.mngreencommunities.org](http://www.mngreencommunities.org).

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