

Tree Lane Senior Community

CommonBond Communities

OUR MISSION

CommonBond builds stable homes,
strong futures, and vibrant communities.

OVERVIEW

- Established 1971
- Largest housing nonprofit with services in the Upper Midwest
- 100+ unique properties
- 5,700 apartments & townhomes
- 50 cities
- Minnesota, Wisconsin, Iowa
- Rural, suburban, urban



Stability & Independence: The core of our work



Measuring Impact



EDUCATION AND ADVANCEMENT

- **71%** of Study Buddies participants are reading at grade level.
- **88%** of high school seniors in teen programs graduate high school (compared to **60-70%** for local school districts).
- **256** new job placements.
- **72%** of employment program participants retain employment at one year post placement (compared to industry average of **50%**).



STABILITY AND INDEPENDENCE

- **93%** of households experiencing a crisis affecting their housing stability resolved the crisis and remained in their housing.
- **761** evictions prevented.
- **More than \$2 million** saved by CommonBond properties by avoiding negative turnovers.
- **97%** Economic and Physical Occupancy.
- **90%** of formerly homeless residents in supportive housing maintained housing for a year or more.



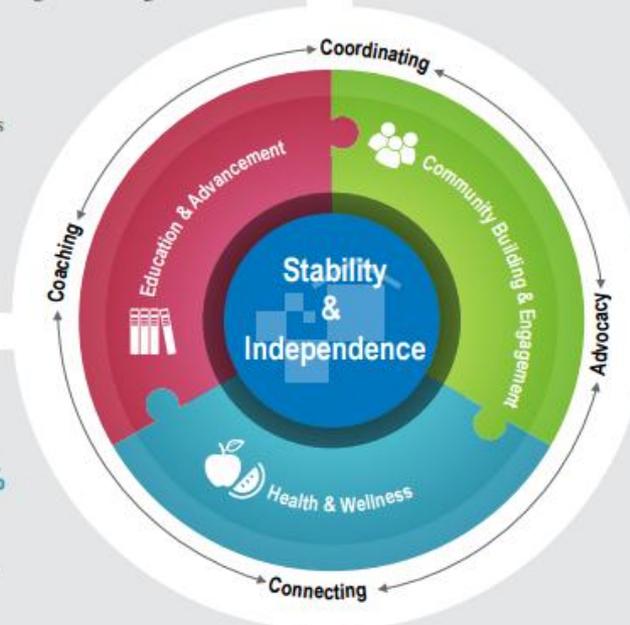
HEALTH AND WELLNESS

- Health and wellness classes offered at **90%** of senior/intergenerational communities. Research proves such classes improve strength and decrease likelihood of seniors falling.
- **411** residents participated in health and wellness classes.
- **CommonBond program offerings** are recognized as an industry best practice through local award nomination.



COMMUNITY BUILDING AND ENGAGEMENT

- **14** residents from **4** CommonBond properties attended the Community Leadership Institute, an invitation-only national skills training event for community and resident leaders.
- **3,122** residents participated in community events. **200** residents have active leadership roles in their communities.
- **Every CommonBond property** held community-building events to facilitate neighbors getting to know each other and build networks of support and safety.



Project Summary

- 57 Units
- Mixed Income
 - 30%, 50%, 60%, Market
- Residential Amenities
 - Underground Parking
 - In-unit laundry
 - Community room
 - Computer lab
 - Outdoor gathering spaces
- Mixed Use
 - Service-focused retail

Great Amenities

- Amenity-rich Neighborhood:
 - Bus Stop
 - Grocery Store
 - Medical Clinics/Hospital
 - Pharmacy
 - Banking
 - Public Park
 - Library
- Future Program Partners
 - Westside Senior Coalition
 - Catholic Charities
 - Heartland Housing

Preliminary Site Plan



Preliminary Massing



Common Bond - 7941 Tree Lane

Concept 4.0



Senior Communities



- Fall 2016: Preliminary Design
- Early 2017: Land Use & Finance Applications
- Spring 2017: Award of LIHTC from WHEDA
- Spring 2018: Construction Begins
- Spring 2019: Construction Completion & Lease up

QUESTIONS?

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