

Community Development Authority of the City of Madison  
Request for Qualifications: Homeless Supportive Housing  
RFQ No: 4406-0-2014-MRW



1080 Montreal Ave  
St. Paul, MN 55116

## **FIRM PROFILE**

Since 1971, CommonBond has been building homes, hope and community. CommonBond is the Upper Midwest's largest nonprofit provider of affordable housing with on-site services. CommonBond owns or manages over 5,500 units in approximately 103 housing communities, located in some 47 cities and towns, in Minnesota, Wisconsin, and Iowa. Over 8,700 people – families, seniors and people with disabilities and other barriers – call CommonBond home.

CommonBond is a nationally-recognized leader and innovator in the affordable housing industry. It owns and operates properties with community space on-site and has the capacity and experience to bring planned developments to fruition. CommonBond has built its reputation by demonstrating the effectiveness of its mission-driven business approach, return on investment measured by resident success, and community revitalization.

Cities, public agencies, faith communities, community organizations, and for-profit and non-profit owners seek out CommonBond because of the specific set of affordable housing and community development competencies and experience it offers. CommonBond's expertise includes:

- Deep and diverse real estate development capabilities
- Advantage Services that deliver stability, advancement, and independence for residents
- Comprehensive property management services
- Community engagement expertise and commitment
- Exceptional reputation as a trusted partner
- Entrepreneurial approach to our social mission

**VISION:** Every person has a dignified, affordable home that supports independence and advancement within a flourishing community.

**MISSION:** CommonBond builds stable homes, strong futures, and vibrant communities.

### **Team**

Project Manager-	Chris Laurent, Consultant, Urban Apex
Project Oversight-	Ellen Higgins, Vice President of Development Amanda Novak, Associate Vice President of Development
Operational Expertise-	Lisa Wilcox-Erhardt, Vice President of Property Management Rachel Robinson, Vice President of Asset Management Jessie Hendel, Associate Vice President of Advantage Services Bob Mueller, Director of Construction

## Relevant Experience

### *Christopher Laurent*

Chris Laurent, principal of Urban Apex, has worked in leadership roles with prominent affordable housing developers, overseeing the development and execution of key catalytic properties throughout Wisconsin, Oregon, and Illinois. Chris earned his degree from the University of Wisconsin.

He served as Director of Tax Legislation and Policy with the National Council of State Housing Agencies in Washington, DC, and as Manager of Multifamily Development at the Wisconsin Housing and Economic Development Authority (WHEDA), responsible for Wisconsin's allocation of federal Housing Credits and WHEDA's \$100 million direct multifamily lending program. Chris has been involved in the development of over half a billion dollars of residential real estate.

He has served as president of the Board of Directors of Porchlight, Inc., the leading nonprofit provider of services and housing for otherwise homeless people in Dane County, and was appointed by the mayor to serve on the long-range planning committee for the Madison Community Development Authority and its ad hoc TIF policy committee. He's served on the boards of Milwaukee's Avenues West Business Improvement District, Madison's Tenant Resource Center, and the Federal Home Loan Bank of Chicago's Affordable Housing Program Committee. Chris also co-taught Marquette University's Associates in Commercial Real Estate (ACRE) program, sponsored by LISC, WHEDA, and the City of Milwaukee.

Chris has been working as a consultant to CommonBond since 2012 and is currently identifying and underwriting proposed projects for CommonBond to review and submit in the upcoming WHEDA application round this winter. As such, Chris is very familiar with CommonBond's development process and procedures and works closely with CommonBond staff in Minnesota and Wisconsin to bring projects to a successful conclusion.

### *Amanda Novak*

Amanda Novak, Associate Vice President of Development, is responsible for identifying and overseeing the financing and development of CommonBond's housing pipeline. Amanda has been able to fuse her deep knowledge of affordable housing finance to a longstanding commitment to non-profit work and social issues affecting lower-income individuals and families, participating in the acquisition and closing of over 1,700 units in her tenure at CommonBond. As the first point of contact for CommonBond's Banking and Investment partners, Amanda utilizes her experience with conventional and innovative capital structures to ensure that all projects receive consistent, competitive financing and equity terms, laying the foundation for the long-term success of CommonBond's portfolio. Having started as a project manager in 2005, she was promoted to Director of Investor Relations in 2011 to assist the VP of Business Development in broadening CommonBond's relationships with banking, investment, and other financial partners as well as to lead the standardization of financial processes and procedures for the development group. As Associate VP, she now mentors and manages CommonBond's strong project management team.

Previous to CommonBond, Amanda worked for the planning departments of the City of Iowa City and the City of West Branch, IA, developing policies to support the cities' affordable housing and walkability goals. Amanda holds a BA in Biology from St. Olaf College in Northfield, MN and a Masters in Urban and Regional Planning from the University of Iowa. She participated in the Minneapolis Chamber of Commerce's Leadership Twin Cities Class of 2007, has served on the Leadership Twin Cities Steering

Committee (2008-2010), and was a member of the board of Historic Saint Paul (2009-2012). Currently, she is a Board Member of Housinglink, a non-profit that increases access to affordable housing resources through technology.

#### *Ellen Higgins*

Ellen Higgins is the Vice President for Business Development, a position created in 2005 to maximize CommonBond's access to affordable housing development opportunities and participate in new strategic initiatives. Prior to joining CommonBond's management team, Ms. Higgins was president and principal owner of Heskin Group, Inc., a real estate development, investment, and financial advisory firm with offices in New York, Denver, and Minneapolis that she has since sold.

Ms. Higgins has thirty years of experience in commercial real estate, more than ten years of Board leadership with CommonBond Communities, and experience in affordable housing through her prior work as head of real estate development operations for the Wilder Foundation (1983-1986). Ellen is a former member of CommonBond's Board of Directors and Executive Committee as well as Chair of the CommonBond Housing Board of Directors. In addition, she managed Heskin's financial advisory projects for government entities, including most recently, HUD's mark to market program for its Section 8 housing projects.

Ms. Higgins received her law degree in 1974 from the University of Chicago and worked in private legal practice in real estate/foundation taxation until 1983. She received her Bachelor of Arts degree from Princeton University in 1971, and studied at the Woodrow Wilson School for Public and International Affairs.

#### *Lisa Wilcox-Erhardt*

Lisa Wilcox-Erhardt is the Vice President of Property Management and leads the management, maintenance and compliance operations for the organization's portfolio of properties with the goal of maximizing operating performance and achieving financial goals while advancing CommonBond's mission of building community by creating affordable housing as a steppingstone to success. She has over 10 years of experience in the management of affordable housing properties in Minnesota and Virginia, as well as market rate housing in Texas. Lisa was a leader in her community, serving as a City Council member for seven years. During this tenure, she served on the League of Minnesota Cities Board of Directors and held a leadership position with the Minnesota Women in City Government organization. Besides working in the affordable housing industry, Lisa and her husband ran an insurance consultancy business in Minnesota for five years. Lisa is a graduate of Virginia Wesleyan College – Virginia Beach, VA where she earned a Bachelor of Arts degree in Political Science.

#### *Rachel Robinson*

Rachel Robinson has over 10 years of experience in complex affordable housing financial structuring. As Vice President of Asset Management for CommonBond Communities, she has directed the formation of a centralized Asset Management function that ensures the organizational strength of CommonBond through its robust portfolio of real estate assets. She oversees a team of three asset management and corporate compliance specialists dedicated to the overall financial, physical, and regulatory health of CommonBond's properties.

Rachel joined CommonBond at the beginning of 2008 on the Acquisition & Development team, overseeing new business opportunities in Minnesota and Wisconsin. She took her leadership role in order to form CommonBond's Asset Management role in July 2011. Previous to CommonBond, Rachel

has worked as a consultant for numerous Minnesota non-profits on family, senior, homeless, and special needs housing. Her background in development, asset management, and construction management informs the work she does today. Rachel holds a BA in Urban Studies from Macalester College in St Paul, MN and a Masters in Urban and Regional Planning from the Humphrey Institute of the University of Minnesota. Her academic research has included social policy in Australia, economic development in urban cores, and specific affordable housing challenges and opportunities.

#### *Jessie Hendel*

Jessie Hendel is the Associate Vice President of Advantage Services and is responsible for the operations of Advantage Services in CommonBond's housing communities. This includes leadership of the Advantage Services management team, who supervise the staff providing direct services across the three state area. She is also responsible for program development; budget development and management; program measurement and evaluation; partnership development; grant development and reporting; and contract development and management. Jessie is a Licensed Independent Social Worker and holds of Masters of Social Work from the University of Minnesota with a focus on Human Services Administration.

#### *Bob Mueller*

Bob Mueller's responsibility as Construction Project Manager within Acquisition and Development is to coordinate and supervise the construction process from pre-construction through project completion. Bob has over 29 years of experience in construction management and 11 years of consulting to non-profit organizations, multi family, senior, and commercial owners and developers, providing construction management, facility analysis, asset strategic planning, and technical services to meet critical business and organizational needs. He has worked with non-profit assisted living and nursing home clients in the development of pioneering elder care and hospice housing. Through his unique experience and good fortune he has been involved with clients of extraordinary vision, allowing him to work in the development execution of difficult and exceptionally progressive projects.

Bob holds a Bachelor of Science in Education from the University of Wisconsin Stout and post graduate studies in construction and business management.

#### *Point of Contact*

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## **EXPERIENCE**

### **Development**

The blend of quality and affordability are hallmarks of CommonBond housing. Whether the residence is a high-rise in the heart of Minneapolis, a senior low-rise in greater Minnesota, suburban townhomes, a family development in Milwaukee, or historic preservation in Chippewa Falls, CommonBond attends to

all the elements of providing a good place to live. The housing is affordable, blends into the neighborhood, and is well built, maintained, and managed. Attached is CommonBond's Real Estate Schedule which demonstrates that breadth and depth of CommonBond's development experience and expertise.

Most indicative of the overall success of CommonBond's housing portfolio is the fact that CommonBond is the largest nonprofit provider of affordable housing in the Upper Midwest with a stable business history for the past 43 years and with net assets of over \$168 million.

Driving its business success is the overall quality of CommonBond's diverse housing portfolio that generates development fees on the timely (within budget) completion of new and rehabbed developments. CommonBond consistently meets all of the investor criteria from closing through rehabilitation and construction completion within a very tight timeline.

CommonBond's in-house construction management staff has developed CommonBond's design/labor/material standards, based on CommonBond's experience for the past 42 years operating a variety of property types as well as on their expertise and knowledge of the latest innovations in the industry. Materials, amenities and general design of the project will vary depending on the target market but there is a baseline standard for our properties that ensures consistency of quality throughout CBC's portfolio.

#### **Section 42**

CommonBond has been involved in the low-income housing tax credit program since its inception. CommonBond was one of the first applicants for tax credits in Minnesota and, as evidenced by its 65 tax credit projects, CommonBond has a great deal of experience with each piece of the program's life cycle. CommonBond has pursued and been awarded tax credits in Minnesota, Iowa, and Wisconsin.

CommonBond entered the Wisconsin market with the development of Teweles Seed Tower Apartments, located in Milwaukee's Fifth Ward, in 2005. The adaptive reuse of the Teweles Seed building was followed by a number of notable CommonBond projects in Wisconsin:

- The acquisition and rehabilitation (2008) of Northern Apartments in Chippewa Falls
- The acquisition (2006) and rehabilitation (2009) of Glenbrook Apartments in Milwaukee
- The new construction of Bishop's Creek Family Apartments in Milwaukee (2010)
- The new construction of River Mill Senior Apartments in Watertown (2010)
- The new construction of Brewery Point Senior Apartments in Milwaukee (2012)
- The acquisition (2011) and rehabilitation (2013) of Florist Gardens, a Section 8 subsidized family housing community, in Milwaukee

CommonBond has a strong relationship with the WHEDA Multifamily underwriting staff which has allowed for early vetting of projects, leading to more successful applications.

#### **Permanent Supportive Housing**

For over 42 years, CommonBond Communities has been creating affordable housing across the Upper Midwest. CommonBond Communities can be distinguished from other non-profit and for-profit organizations that provide affordable rental housing is its distinct mission, capacity, scale, impact, and

range of housing types and populations served. No other organization in the Upper Midwest reaches more diverse groups of people in more communities with customized, supportive housing. Through these years of experience, CommonBond has learned that consistent operating and service subsidies are integral to the success of its permanent supportive housing.

CommonBond serves people with special needs including people living with HIV/AIDS or Multiple Sclerosis, people with chronic mental illness or developmental or physical disabilities, and people who have struggled with long-term or chronic homelessness. CommonBond's affordable housing enables people to spend less on housing, preserving resources for other necessities.

### *Supportive Housing Examples*



Lexington Commons, which opened in October of 2010, is a permanent supportive housing program in St. Paul, MN that is home to 39 chronically homeless and nine other homeless single adults living in its 48 efficiency units. Advantage Services, the resident services department of CommonBond, provides the on-site supportive services for Lexington Commons. Supportive services are designed to promote and support the vision of Advantage Services: resident stability, advancement, and independence. The supportive services staffing structure along with the implementation of evidence-based best practices are the keys to successful supportive services implementation at Lexington Commons.

The staff consists of four human services professionals. The Lead Supportive Housing Service Coordinator (SHSC) provides direct service to residents and supervises three other SHSCs. While the SHSCs work collaboratively to anticipate and respond to residents' needs, each SHSC is assigned to provide case management and services coordination for 12 residents. Each SHSC is responsible for developing, coordinating, reviewing, and updating goal plans with their respective residents. Additionally, each SHSC has an area of expertise that they coordinate for the facility. These specialties are aligned with the predominant health/disability and income needs of residents: chemical health, mental health, and employment. Having staff who are chemical health and mental health professionals allows issues such as relapse and decompensation to be addressed directly and quickly so that tenants' housing is preserved. An on-site employment specialist has the skills to motivate residents toward a decision to work and the expertise in placement and on-the-job supports to help residents get and keep employment.

The supportive services staff works collaboratively with CommonBond Property Management to assure that resident needs are responded to in a timely, professional, and supportive manner while observing appropriate privacy requirements. The facility has a front desk that is staffed 24 hours a day and is designed to assure the safety of residents, the property, and staff.

In its first year of operation Lexington Commons and its residents experienced a number of successes including: 1) the development of on-site AA groups and affiliation with the metropolitan Intergroup that draw both residents and participants from the surrounding community; 2) strong relationships with chemical health assessors and treatment facilities resulting in successful outcomes for residents experiencing relapse accessing treatment and returning to housing; 3) residents are involved with

employment, training, and post-secondary education programs with some obtaining and advancing in employment; 4) an on-site exercise program draws regular participation; 5) development of an ongoing women's group; and 6) relationship developed with a local church that serves a monthly on-site community meal.



In The Commerce Building in St. Paul, MN, 11 of 100 units are set aside for homeless households. The Commerce Building also includes a Supportive Housing Service Coordinator (SHSC), who is a licensed social worker. As is the case at Lexington Commons, the SHSC is assigned to provide case management and services coordination for these eleven households. The SHSC is responsible for developing, coordinating, reviewing, and updating goal plans. The Commerce Building is also home to a number of formerly homeless veterans who are VASH Voucher recipients (currently there are 13) who live in non-designated units. In essence, this means that 24 of the building's units are occupied by formerly homeless households. The SHSC provides motivational and supportive counseling and referrals for basic needs for VASH Voucher holders. The SHSC also coordinated closely with their VA supportive housing case managers to help them through the housing application, lease-up, and move-in process, and continues to coordinate services with VA and community-based resources aimed at stabilizing housing and supporting advancement toward self-sufficiency.

Including Lexington Commons and the Commerce Building, CommonBond has 120 homeless units at 14 sites within its portfolio, with an additional 66 units either under construction or in planning stages and 105 units at properties it manages but does not own. The supportive services model for scattered site units is integrated within a larger on-site Advantage Services component consisting of individual supportive services and programming for adults and children mainly focused on education and employment that is available to all residents at each site. Formerly homeless households at these sites receive more intensive case management, ongoing assessment and goal planning services than the general resident population.

Currently under construction, CommonBond is partnering with the VA to rehabilitate and repurpose several historic buildings on the Fort Snelling VA campus in Minnesota into 58 units of housing for homeless veterans. CommonBond and the VA will work together to provide service on-site to all residents free of charge, which may include employment coaching, mental and chemical health counseling and groups, financial literacy and coaching, computer skills training, academic support, connection to community resources, and crisis management. CommonBond has been awarded project-based VASH vouchers to ensure veterans only need to pay 30% of their income toward rent. Construction is anticipated to be fully complete in spring 2015.

CommonBond is a nimble organization with the breadth and expertise to respond to various funder requirements while ensuring our residents receive the best possible housing product and service.

### **Public/Private Joint Ventures**

CommonBond has had a long history of collaborative development including co-development partners, government, foundations, and private financing entities.

CommonBond has substantial experience in collaborative development projects with nonprofit and for-profit entities. This includes collaboration in 1980 with the St. Paul Insurance Companies (now Travelers) for the Torre de San Miguel Homes in St. Paul; work in 2012 with the Zilber Property Group at Brewery Point, a senior rental development in Milwaukee; and CommonBond's current collaboration with local community development corporation Seward Redesign on a recently-completed senior development in Minneapolis.

In addition to its ongoing finance/tax credit partnerships and 39 community housing partnerships (for which CommonBond provides all asset management, financial, reporting, communication, and board meeting coordination, among other services), CommonBond has worked with many development partners over the years in working arrangements customized to meet the needs of its partners – building on their particular strengths/assets and providing the services and support where required to effect a successful development. Typically, CommonBond has served as the master developer/managing partner in these collaborations.

For example, the Benedictine Sisters of St. Paul's Monastery invited CommonBond to build 100 affordable family and senior homes on their land in Maplewood, MN. After facing strong opposition from a few neighbors and support from many more, the project received approval from the city to move forward. It was a major breakthrough in a suburban community that had a reputation for resistance to affordable housing. The strategic partnership between the Sisters and CommonBond provides families and seniors a safe and quality place to live, the Sisters a new home suitable to the diminished size of their community, and income for the monastic community.

Collaboration continues after the housing is constructed. Once built, CommonBond's housing becomes a focal point for nonprofit organizations by offering service providers centralized, on-site access to its resident population. CommonBond collaborates with over 100 for-profit and nonprofit organizations, public agencies, and individuals.

### **Social Service Partnerships**

CommonBond Communities' supportive services department, Advantage Services, supports resident stability, advancement, and independence. This support allows residents to imagine and achieve goals, creates opportunity for community engagement within housing sites and broader communities, and improves financial performance of properties. By combining an affordable home with on-site supportive services, families have a stable foundation from which they can pursue the resources to move to market-rate housing or homeownership, children are better prepared to succeed in school, and senior citizens and people with disabilities and other barriers to self-sufficiency can maintain their independence.

The impact of Advantage Services is measured by specific objective outcome benchmarks and subjective criteria such as resident satisfaction with programs and services. Annual goals are determined at the beginning of each fiscal year based on the current youth and senior services strategic plans, current economic climate, industry standards, expressed needs and interests of residents and funding

requirements. Outcomes are measured in three main areas: 1) resident stability, advancement and independence; 2) financial performance of properties; and 3) community engagement.

CommonBond's staff and volunteers provide individual services and on-site programming that address resident needs, connect them to available resources and build community. Computer labs are an integral part of each Advantage Center and provide technology-based resources that foster resident success. Core programs include the following areas:

- Individual Services: Advantage Services Coordinators provide counseling for problem-solving and social and mental health support as well as referrals to existing community resources. They are available on-site to assist all residents in stabilizing their housing, accessing community resources, and advancing toward self-sufficiency. Assistance is available to address financial, medical, mental health, family, school, parenting, language, employment or other needs/interests/challenges.
- Career Advantage: is an individualized professional career development program for working age residents that helps them to develop work-readiness skills, obtain and maintain employment, build careers through advancement, and achieve their financial goals. The individualized program focuses on work readiness preparation, occupation-specific and soft skills training, job shadowing and internship opportunities, job placement with partner employers, job retention, advancement support, and financial education and coaching to build assets.
- Child and Youth Programs: offer early childhood education and after-school tutorial and academically focused mentoring programs for at-risk, high-need youth residents designed to increase academic performance, advance regular school attendance and promote parental involvement in education. These educational programs provide safe and supervised after-school and summer activities, youth intervention and diversion programs, recreation and socialization, and the promotion of mutual respect and community responsibility within the housing environment.

Advantage Services as the lead service provider works with a variety of partner organizations to meet the needs of residents in CommonBond's communities. We regularly coordinate services for residents both on- and off-site with other service providers including Campfire USA, Minnesota Visiting Nurse Agency, Homeland Health, Best Care, and AARP for annual tax assistance. We have also in several instances determined that a local organization is better suited to be the lead service provider due to relationships and resources they have already developed in the community.

At Vicksburg Commons in Plymouth, MN we partner with a local nonprofit, Interfaith Outreach & Community Partners (IOCP), as the lead service provider. IOCP staffs Advantage Services at Vicksburg with a .5 FTE Coordinator who provides Services Coordination very similar to what CommonBond provides through its own service staff. CommonBond and IOCP interact regularly on services outcomes and best practices. In addition, IOCP makes available to residents their extensive array of other support services for West Metro residents (case management, employment support, and early childhood) which substantially increases the impact of services.

In Little Falls, MN Advantage Services partners with the local community action agency, TriCounty Community Action (TCC), as a cost-effective way to bring quality supportive services to the residents. Tri-County Community Action has deep and well-established local level resources and partnerships that met our residents' needs and CommonBond saw no need to reinvent already successful programming. CommonBond Communities pays TCC a small amount from the sites operating budget. The Advantage Services team also provides the TCC staff with ongoing training and technical assistance on the housing with services models. There is an overall partnership check in twice and year. Additionally, TCC provides monthly outcomes reports on their work with residents.

Currently, CommonBond is partnering with the VA as construction is underway at the Ft. Snelling campus. VASH Vouchers are critical to the ongoing, operational viability of the CommonBond VA Fort Snelling project and will have a significant effect on how Advantage Services shapes and implements its supportive services model and plan. 20 of the 58 units have project-based VASH attached to them, and as such, VASH case managers will meet with Veterans in their homes and other community settings based on need. In addition, it is our goal that Veterans Affairs will be the primary referral source for prospective residents and will provide ongoing case management for residents who are VASH voucher recipients.

In addition to services provided by the VA, the supportive housing at Fort Snelling will also be supported by services provided by CommonBond and its partners—Hennepin County, the Minnesota Assistance Council for Veterans, and the Minnesota Department of Veterans Affairs.

Overall, CommonBond's various partnerships are diverse in appearance, structure, and content with an overarching goal of ensuring resident stability and success. In order to provide the best services possible for future residents, CommonBond may seek to partner with a local provider in the service-rich environment of Madison to leverage the expertise of community based organizations.

## **Multifamily Awards**

### *Green Awards*

CommonBond Communities is committed to developing quality housing that has a positive impact on the greater community and the surrounding environment as well. CommonBond approaches all of their developments with a goal of long-term sustainability by focusing on siting of the building, energy efficient appliances, and environmentally sound materials that will positively affect the long-term operations of the buildings. CommonBond uses a variety of certification programs, as well as its own building standards, to guide the housing communities' specifications and scopes: Green Communities, Iowa Green Street, WI Green Built Homes, LEED, and the Green Building Institute. To date, two buildings have received LEED Gold Certification, Century Trails Senior Housing in Maplewood, MN (one of the first HUD 202 financed housing communities to achieve LEED status nationally) and Lexington Commons in St. Paul, MN. This year, Views at City Walk received an Environmental Excellence award from the City of Woodbury, recognizing CommonBond's contributions toward sustainability in the city.

### *Architectural Awards*

CommonBond Communities has worked with a number of architects across the Midwest and has received many awards focused on the development and design of its housing communities. A sampling of these awards follows:

#### 2014 Awards

- Affordable Housing Finance (AHF) Magazine Reader's Choice selected The Tallcorn in Marshalltown, IA as one of four finalists in the historic preservation category.
- Iowa Finance Authority selected The Tallcorn for the 2014 Housing Iowa Multifamily Development award
- The Tallcorn was the 2014 Preservation Iowa Adaptive Reuse category award winner

#### 2013 Awards

- Affordable Housing Finance (AHF) Magazine Reader's Choice selected Bii Di Gain Dash Anwebi, Minneapolis, MN as one of four finalists in the senior category.

#### 2011 Awards

- Affordable Housing Finance (AHF) Magazine Reader's Choice selected Bishop's Creek Family Housing, Milwaukee, Wisconsin as one of four finalists in the urban category.
- Milwaukee Awards for Neighborhood Development Innovation (MANDIs) - selected Bishop's Creek Family Housing, Milwaukee, Wisconsin as one of four finalists in the State Farm Building Blocks Award for promoting development and being a model neighborhood project.
- KBBG-FM 88.1 gave a Special Recognition Award to CommonBond Communities and the Sisters of Mercy in recognition of Unity Square family housing being added as a housing resource in Waterloo, Iowa.
- Minnesota Commercial Real Estate Women (MNCREW) nominated Lexington Commons for a CREW Award in the Economic Improvement category

#### 2010 Awards

- Wisconsin Commercial Real Estate Women (WCREW), 2010 Vision Ingenuity Award, Bishop's Creek Family Housing, Milwaukee, Wisconsin for a real estate development that overcome smaller budgets or smaller spaces while producing a property that is a big success.
- The Business Journal, Best New Development or Renovation (residential) Award, Bishop's Creek Family Housing, Milwaukee, Wisconsin

#### 2009 Awards

- Oak Ridge Manor, a CommonBond affordable housing community in Hastings, Minnesota received a Multi Housing Achievement in Design, Advertising, and Community Support (MADACS) Award from the Minnesota Multi Housing Association for Property Excellence, 101+ units.
- Shingle Creek Commons, a CommonBond affordable housing community in Minneapolis, Minnesota received a MADACS Award for Property Excellence in Senior Housing.

#### 2008 Awards

- Kingsley Commons, a special needs community in Minneapolis, was honored with the Access Award from the Minnesota State Council on Disabilities. The Access Award recognizes creative

and outstanding innovations that reduce or eliminate barriers for individuals living with a disability.

- Kingsley Commons was inducted into the inaugural Community Development Hall of Fame by Local Initiatives Support Corporation (LISC) and the Metropolitan Consortium of Community Developers (MCCD). The Hall of Fame honors pioneering and long-lasting achievement in the field of community development.
- Kingsley Commons was the proud recipient of a MADACS Award for Best New Development in Affordable Housing.
- St. Anne's Senior Housing was the proud recipient of a MADACS Award for Property Excellence in Affordable Housing.

#### 2006 Awards

- City Flats Apartments, a family community in Minneapolis, was the proud recipient of a MADACS Award for Total Building Renovation/Remodel.
- CommonBond's Historic Teweles Seed Tower Apartment building was a finalist in the State Farm Insurance Building Blocks Award in the Milwaukee Awards for Neighborhood Development Innovation (MANDI)'s Large Project Category.

#### 2002 Awards

- Shingle Creek Commons, a senior community in Minneapolis, received a MADACS Award for Property Excellence in the Senior Housing category

#### 2000 Awards

- Cathedral Hill Homes, a family community in St. Paul, received a MADACS Award for Property Excellence in the Total Building Rehabilitation category. This was awarded to CommonBond and The Cornerstone Group.
- CommonBond Communities and Cornerstone received an award from The St. Paul Heritage Preservation Commission for promoting and enhancing the city's historic character with the rehabilitation of Cathedral Hill Homes, a family community in St. Paul.
- Cathedral Hill Homes, St. Paul received an honorable mention from the Smart Growth Design Awards, 1000 Friends of Minnesota.

## **FINANCIAL INFORMATION**

CommonBond Communities is willing and able to provide construction, tax credit, and operating guarantees associated with developing, completing, and operating tax credit communities. CommonBond will need to have concrete operating subsidies identified in order to move forward with an application.

Financial Statements are available upon request.

CommonBond's Annual Report can be found by visiting our website at:  
<http://www.commonbond.org/aboutcommonbond.aspx>

## **REFERENCES**

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