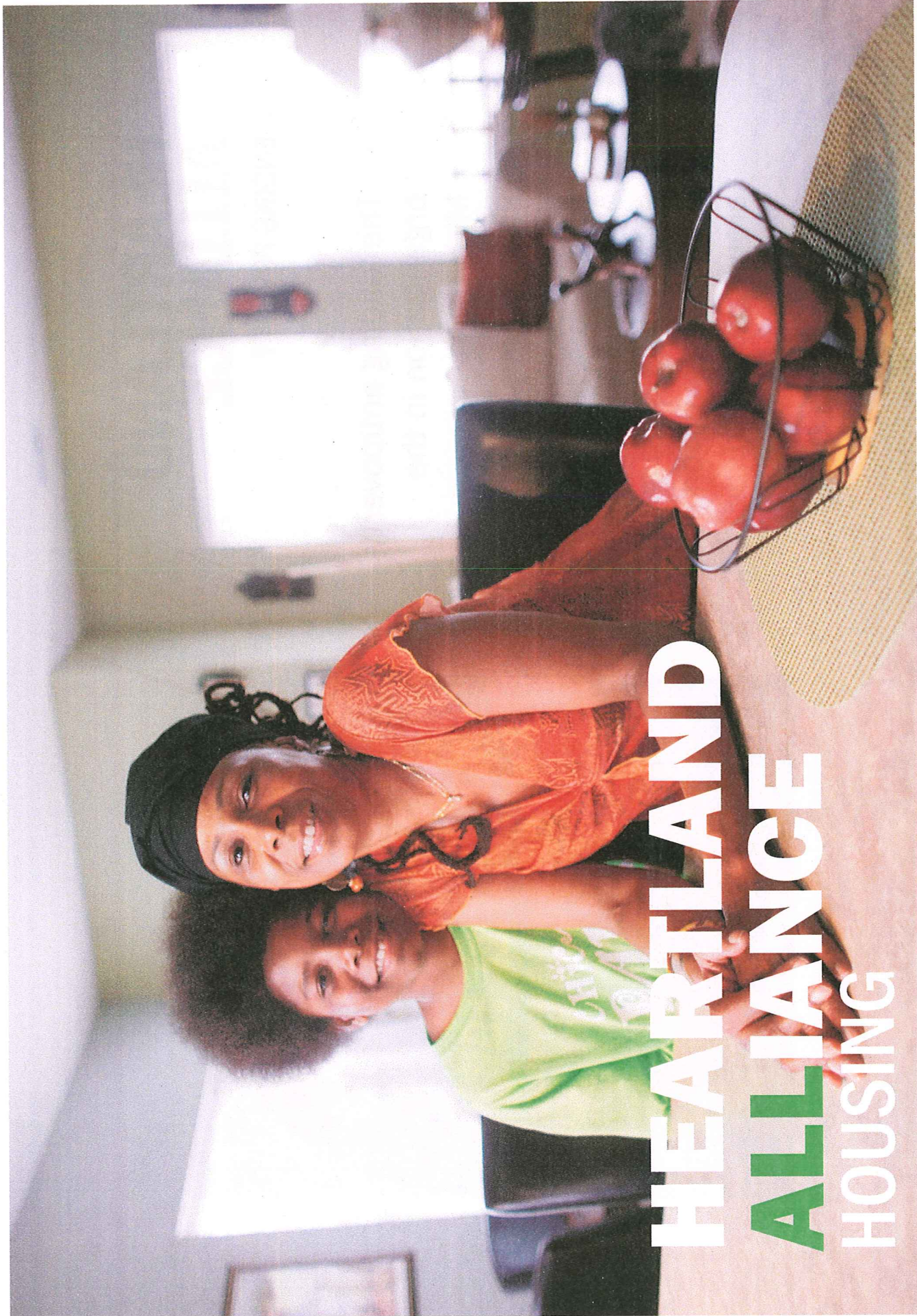




HEARTLAND ALLIANCE HOUSING

Heartland Housing, Inc. | Madison CDA Homeless Supportive Housing | RFQ No: 8317-O-2013/MRW

HEARTLAND ALLIANCE

ENDING POVERTY

- The leading antipoverty organization in the Midwest.
- Provide housing, health care, jobs, and justice.
- Active for nearly 125 years, and each year we serve more than 1 million people around the world.

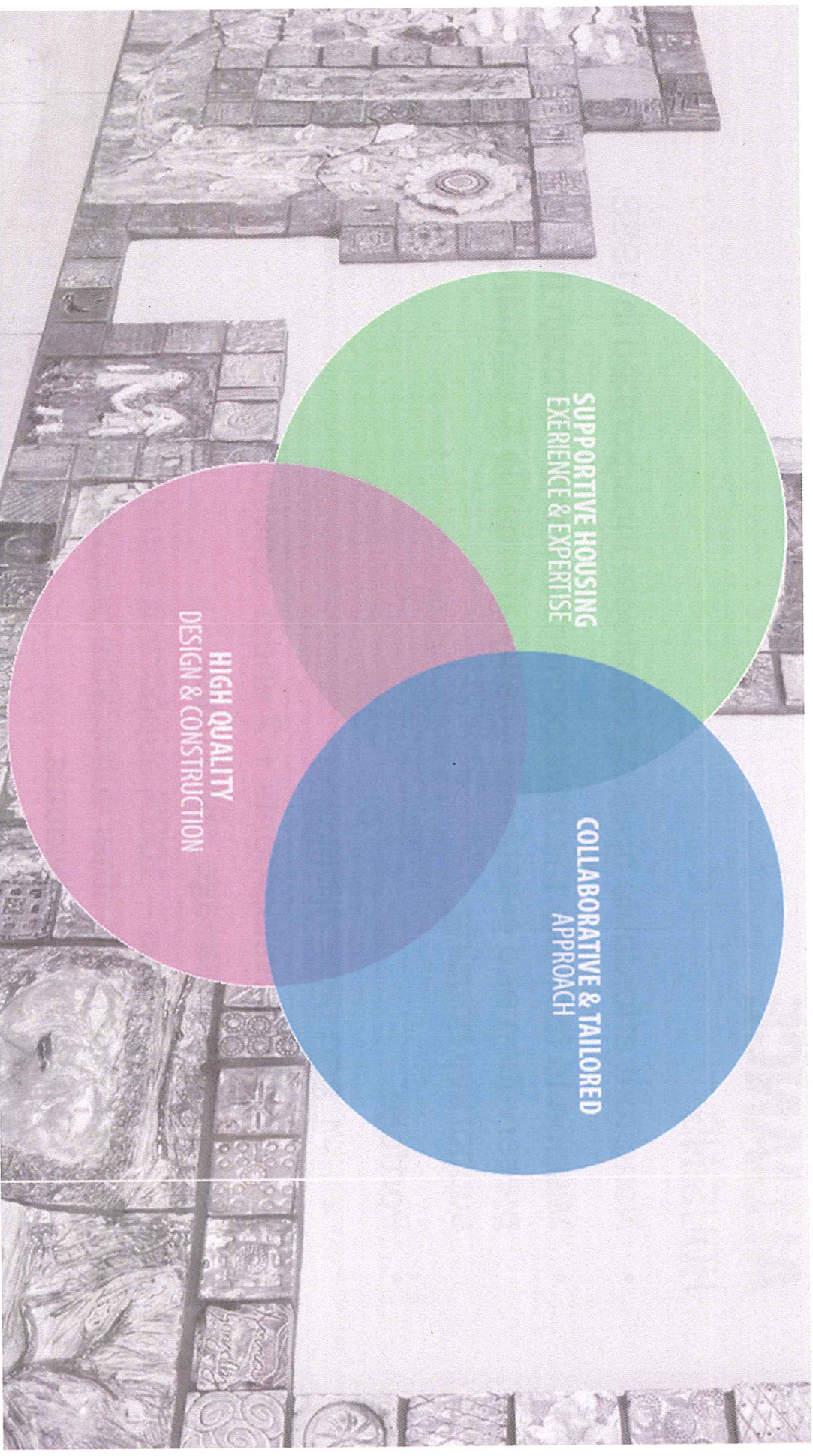


HEARTLAND ALLIANCE

HOUSING

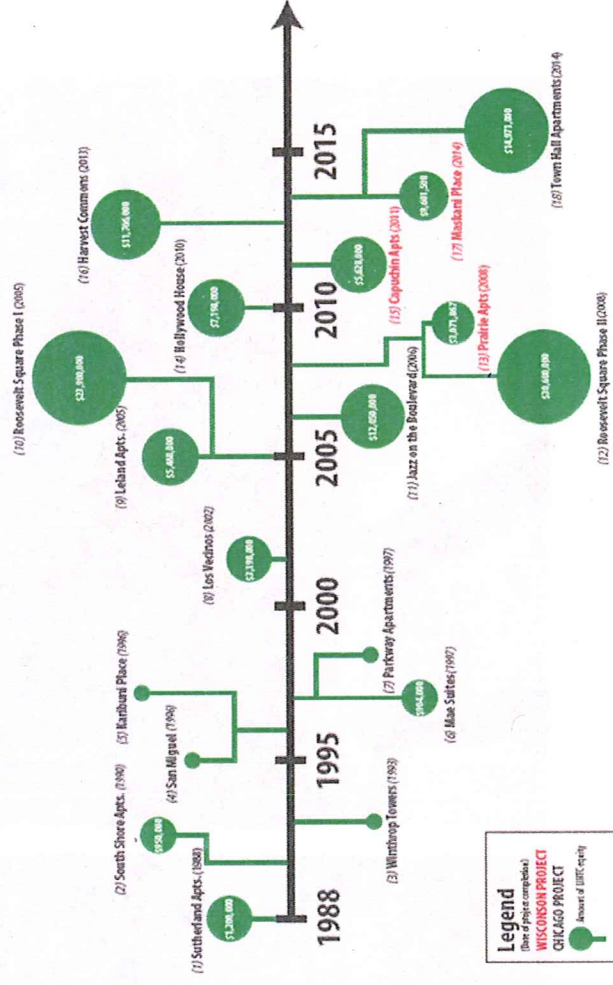
- Non-profit affordable housing developer incorporated in 1988.
- Mission to facilitate the development of people through the preservation and creation of quality affordable & permanent supportive housing.
- Portfolio
 - ~1,850 units developed
 - 16 total developments + 2 under construction
 - Currently manage ~850 units
 - Primary focus – 100% supportive housing for those who are homeless and other vulnerable populations, including formerly incarcerated individuals.

HEARTLAND HOUSING



Success in Obtaining Section 42 Tax Credits (LIHTC)

- Obtained LIHTC on 12 projects with equity amounts ranging from \$900k to \$30 million.
- Applied for LIHTC from WHEDA three times for supportive housing projects and have been awarded all three times.
- In 2012, our family supportive housing project was the only one in WI awarded LIHTC in the supportive housing set-aside.



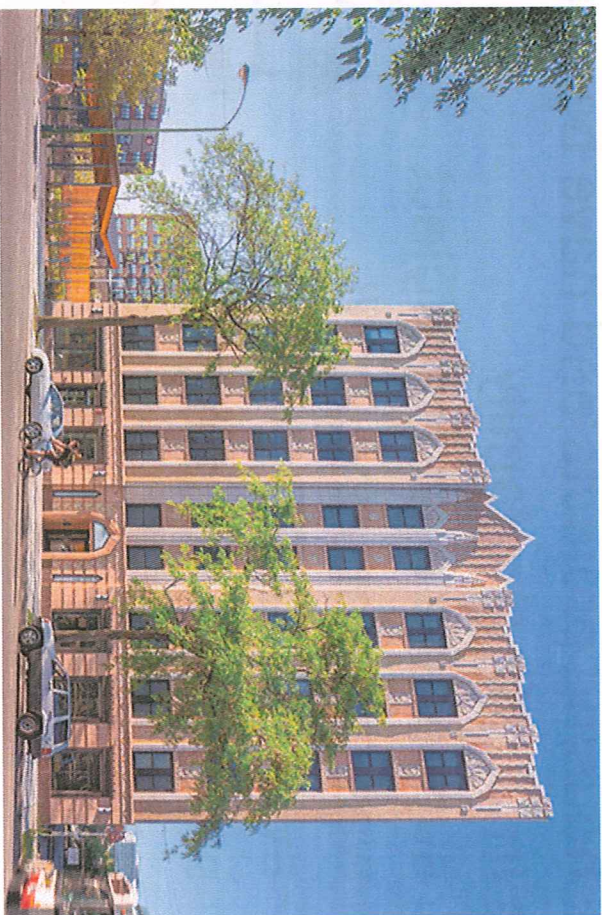
Supportive Housing Success: Harvest Commons

- Transform a problem property into a beautiful, historically-restored community asset.

Before

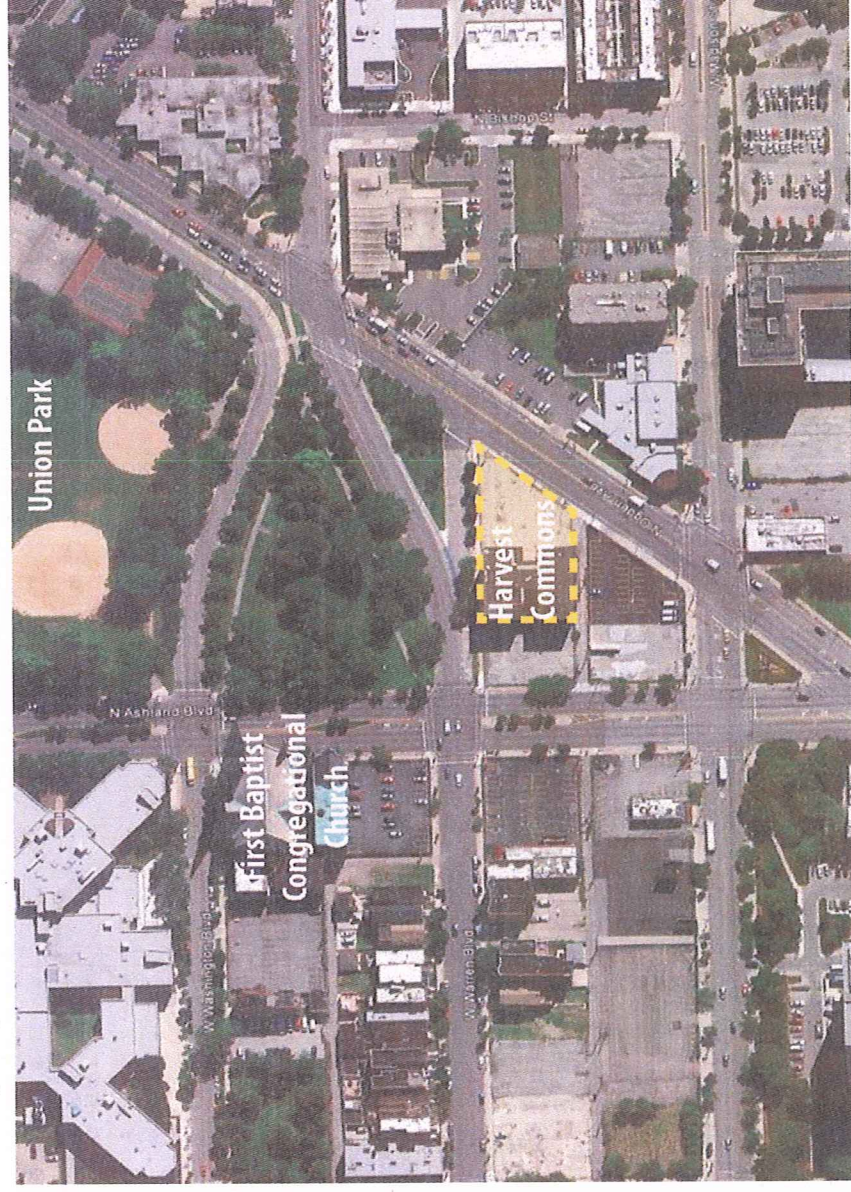


After



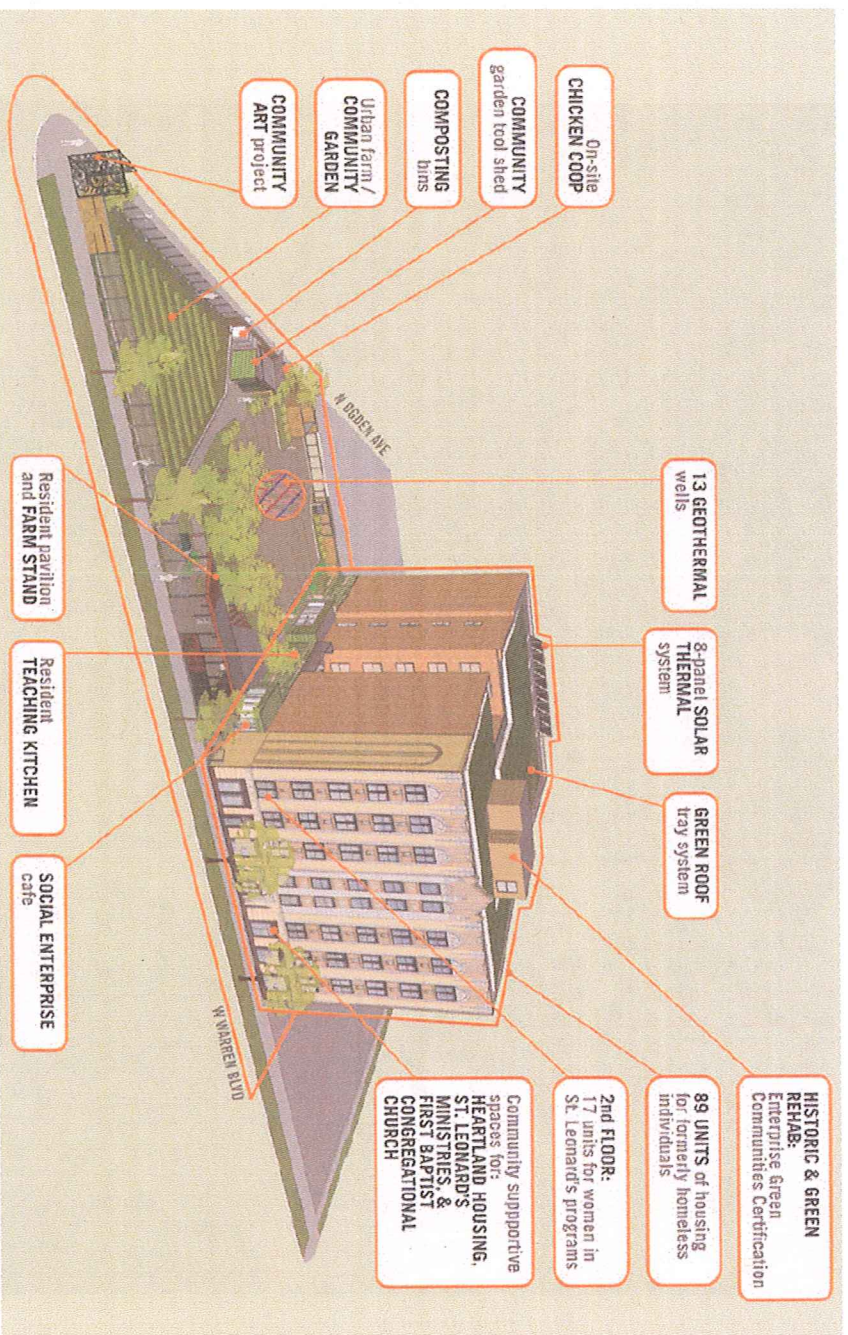
Supportive Housing Success: Harvest Commons

- Deep affordability in a rapidly gentrifying neighborhood for vulnerable populations.



Supportive Housing Success: Harvest Commons

- High-quality and ultra-green living for residents to instill a sense of pride in their home and promote energy and water efficiency.



Supportive Housing Success:

Harvest Commons

Growing Green Together

- Program to engage the 89 residents in healthy, active and stable lifestyles.
- Best practices in sustainable design & property management.
- On-site urban farm, farm stand & teaching kitchen.



Supportive Housing Success:

Harvest Commons

- Comprehensive on-site services with Heartland Human Care Services and St. Leonard's Ministries to ensure housing stability.

- 72 units for residents who have experienced chronic homelessness, mental illness and/or a substance abuse challenge.
- 17 units for residents who were formerly incarcerated in the IL prison system.
- Services include case management, substance abuse counseling, life skills training, workforce readiness, & relapse prevention (specifically for residents who were formerly incarcerated).



Supportive Housing Success:

Harvest Commons

- Workforce Development:
 - Gracie's Café
 - Teaching Kitchen
 - Urban Garden
 - Case Management



Supportive Housing Success: Harvest Commons

- Operationally and financially successful



Supportive Housing Success:

Harvest Commons

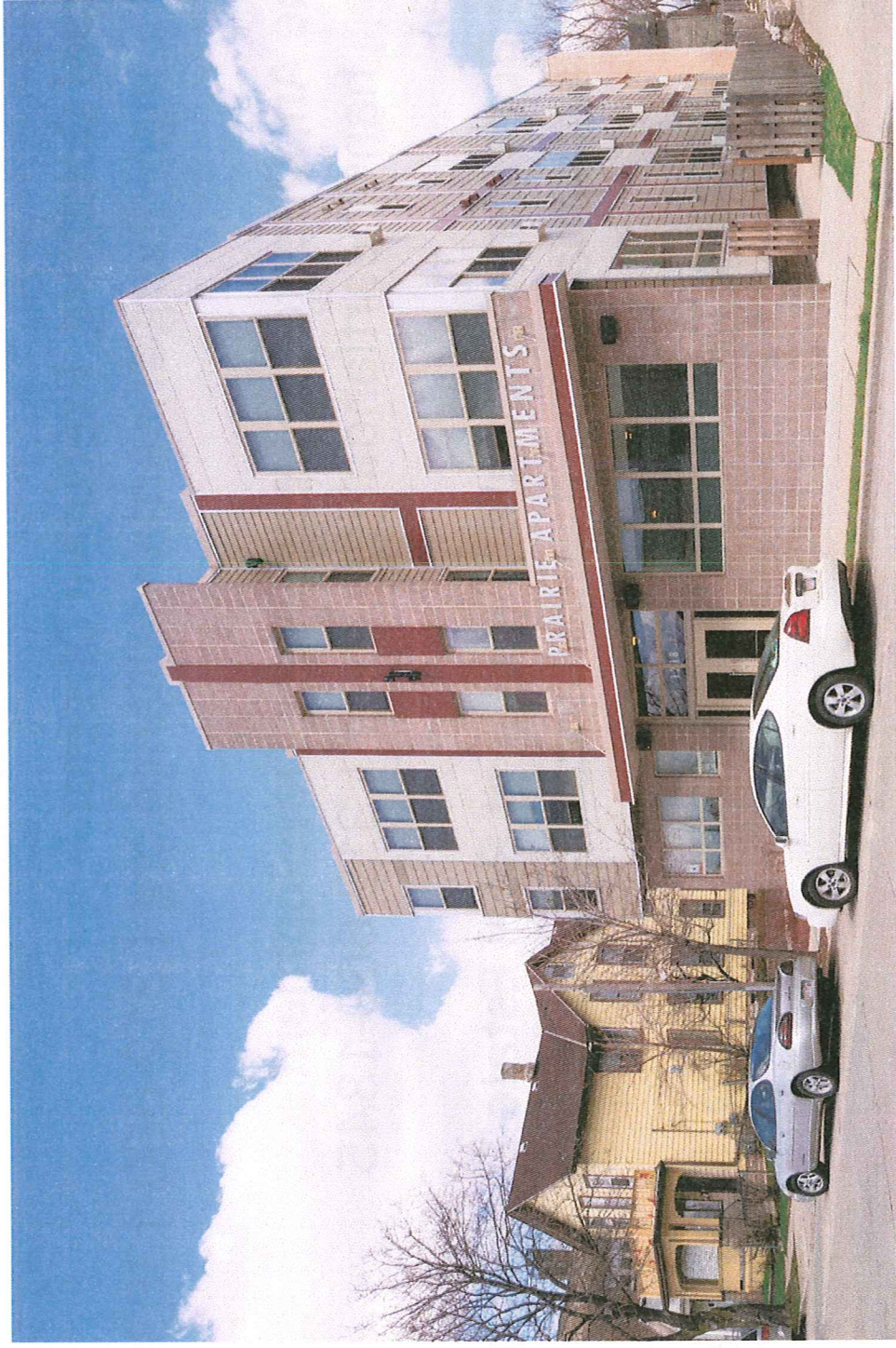
- Award winning
 - Affordable Housing Finance Magazine's 2013 Readers' Choice Awards for the Nation's Best Affordable Housing Developments – Winner in the Green category
 - 2013 J. Timothy Anderson Award for Excellence in Historic Preservation for the National Housing and Rehabilitation Association – Winner in Most Innovative Adaptive Reuse category and Finalist in the Judges Award: Achievement of Sustainability category
 - 2013 AIA Chicago Citation of Merit in the Distinguished Buildings Award category
 - The Richard H. Driehaus Foundation Award for Architectural Excellence in Community Design

HEARTLAND'S APPROACH: SUCCESSFUL PUBLIC/PRIVATE PARTNERSHIPS

- Shared goals and vision
- Clear roles and responsibilities
- Leveraging strengths
- Openness and trust
- Example:
 - Developing supportive housing in Milwaukee



SUCCESSFUL PUBLIC/PRIVATE PARTNERSHIPS: Our Milwaukee Experience



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