

Red Lake Supportive Housing 2



A 28-unit, high-quality affordable housing initiative distributed across 15 sites within all four Districts of the Red Lake Nation, featuring integrated service centers in the two largest districts to enhance resident support and community access.

Funding

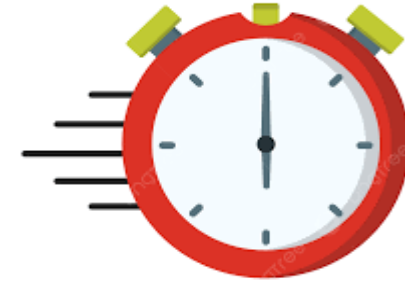


■ Red Lake Band of Chippewa Indians	\$ 675,000
■ Federal Home Loan Bank of Des Moines	\$ 750,000
Affordable Housing Program Subsidy	
15-year retention period	
■ MN Housing – Housing Infrastructure Bonds	
40-year deferred forgivable loan	\$6,827,000
Flexible Financing Cap Cost deferred loan	
■ Energy Rebates	\$ 820,000
Total Development Cost	<u>\$ 1,675</u>
	\$9,073,675

Housing Commitments

- 26 new homes across 13 thoughtfully designed duplexes
- Two Service Centers, each featuring a 1-BR caretaker unit to support on-site operations
- Diverse unit sizes: 1BR (4), 2BR (12), 3BR (12)
- 28 supportive housing units serving households transitioning out of homelessness
- 4 accessible units tailored for residents with disabilities
- Deep affordability:
 1. 26 units at $\leq 30\%$ AMI, plus 2 caretaker units at $\leq 50\%$ AMI
 2. Rents benchmarked to Minnesota Housing limits
 3. Tenant rent responsibility limited to 30% of adjusted gross income

Timeline and Challenges



- Project funding formally committed by the Red Lake Band of Chippewa Indians in August 2021
- Federal Home Loan Bank financing awarded in December 2021
- Minnesota Housing Infrastructure Bonds secured in December 2022
- Comprehensive bidding and subcontractor selection completed in March 2024
- Bonding companies refusal to provide Performance & Payment Bonds to Red Lake Housing Authority led to a nine-month delay
- Red Lake Builders appointed as General Contractor in August 2024
- Financial closing with Minnesota Housing and FHLB in April 2025
- Construction start in May 2025, with an estimated 18-month build duration
- Red Lake Band of Ojibwe provided a Land Use Permit rather than a Lease, approved by Minnesota Housing

Rental Assistance

- During the funding application process, the Red Lake Housing Board of Commissioners agreed to a 15-year commitment to provide rental assistance for all 28 units.
- Red Lake Housing has been awarded 60 rental assistance vouchers from Minnesota Housing's Bring It Home program, which will be used for 26 units.
- Tenants in the 2 caretaker units attached to the Service Centers will pay \$0 rent as part of their compensation.



Tenant Selection

Red Lake Coordinated Entry System (RLCES)

- HUD's Coordinated Entry System is designed to prioritize the most vulnerable households for Supportive Housing, historically relying on an intrusive vulnerability assessment to determine High Priority Homeless (HPH) status. This process is overseen by regional Continuum of Care committees.
- Recognizing the cultural and personal inappropriateness of these assessments, the MN Tribal Collaborative to Prevent and End Homelessness withdrew from this system, noting that such questioning frequently produces incomplete or inaccurate information.
- With the launch of Supportive Housing 2, the Red Lake Coordinated Entry Team now applies community-informed criteria to identify HPH households, grounded in local knowledge of homelessness within the Red Lake service area.

Red Lake Coordinated Entry System (RLCES)

- The RLCES Team unites professionals from Red Lake Housing Authority, Family & Children Services, and Chemical Health—many offering invaluable lived experience with homelessness. Additional Tribal programs are welcome to join as the initiative evolves.
- Six households will be prioritized for the Persons With Disabilities units, recognizing that the qualifying individual with a disability may be an adult or a child within the household.
- The criteria used to identify High Priority Homeless households will continue to evolve as the Team uncovers additional vulnerability factors affecting families and individuals experiencing homelessness.
- Applicants are prioritized on a waiting list using their application date and vulnerability assessment results.
- Guided by case consultations and the firsthand knowledge of service providers, the Team selects households to proceed to final eligibility review and Board approval.

Red Lake Coordinated Entry System Vulnerability Assessment and Ranking Tool

Vulnerability	Possible Points	Points Assigned		
Does any household member have a physical disability, chronic or acute health condition?	1		Is the household in the process of reunification with children or working with Family Preservation?	1
Does any household member have a developmental disability?	1		Has any household member exited a correctional facility in the last 6 months (or about to exit)?	1
Does any household member have a mental health condition, either diagnosed or suspected?	1		Has the household been displaced by domestic violence in last 6 months?	1
Is the household member's mental health condition severe enough to interfere with basic self-care (personal hygiene, eating, dressing)?	1		Has the household been continuously homeless for 1 year or had 4 episodes of homelessness in the last 3 years	1
Does any household member have a substance use disorder - in active use, treatment or recovery?	1		Is the head of household a transitioning youth age 18-24 (aging out of foster care/group home, couch-hopping, at risk of exploitation, unsafe environment, no reliable adult support, lacks basic needs, no income)	1
Has any household member had a non-fatal overdose within the last 6 months (observed or self-reported)?	1			
			Total Points	11 Possible Points

3 Bedroom Duplex



3 Bedroom Floor Plan

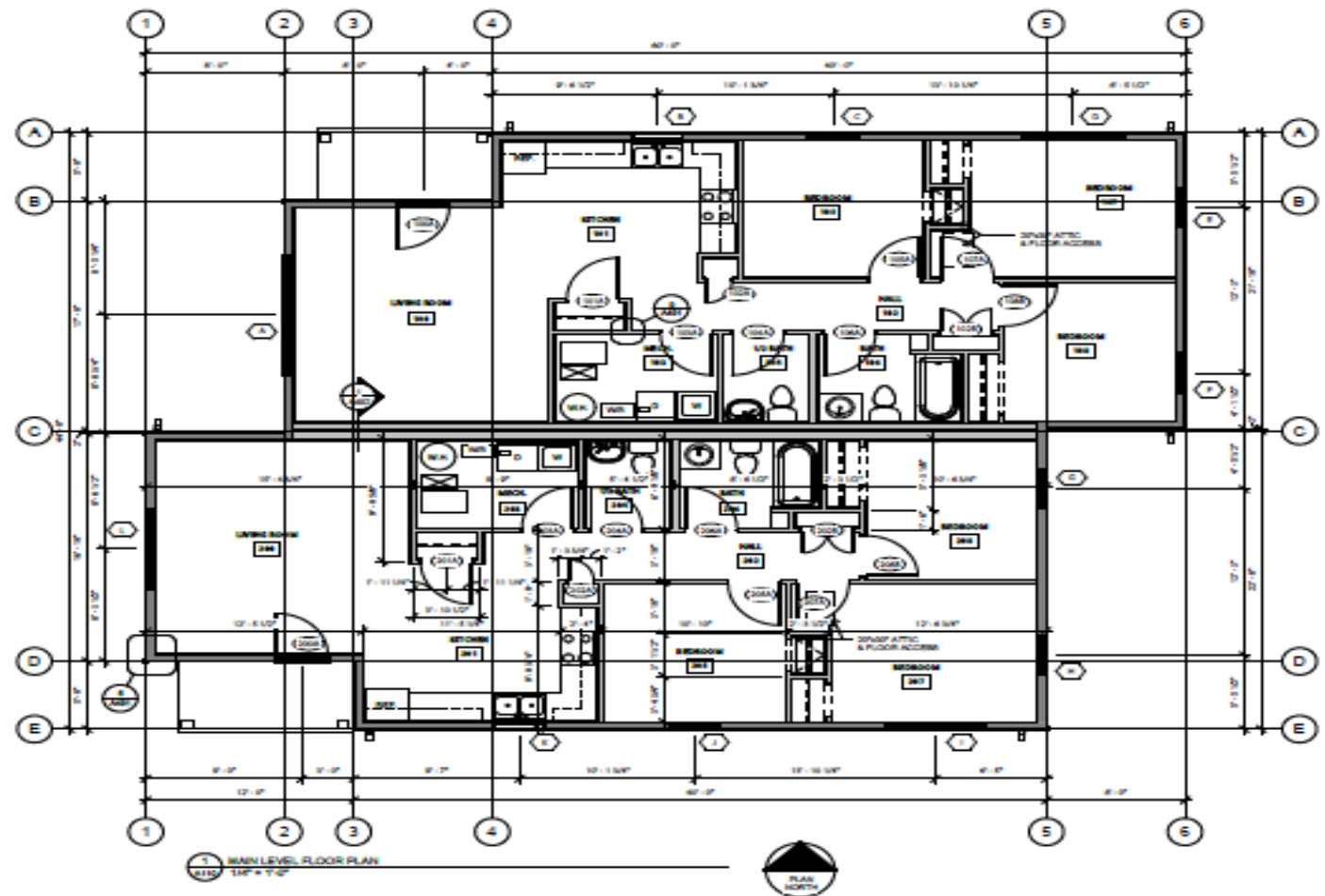
Grade-level entry with a covered patio.

Open-concept living room and kitchen layout.

Includes 1.5 bathrooms and an in-unit washer and dryer.

Features 60-inch high windows for enhanced natural light.

Designed with universal accessibility throughout.



Service Centers

- Located within the communities of Red Lake and Redby, the two largest population centers.
- Co-located with the RLSH1 and RLSH2 duplex developments.

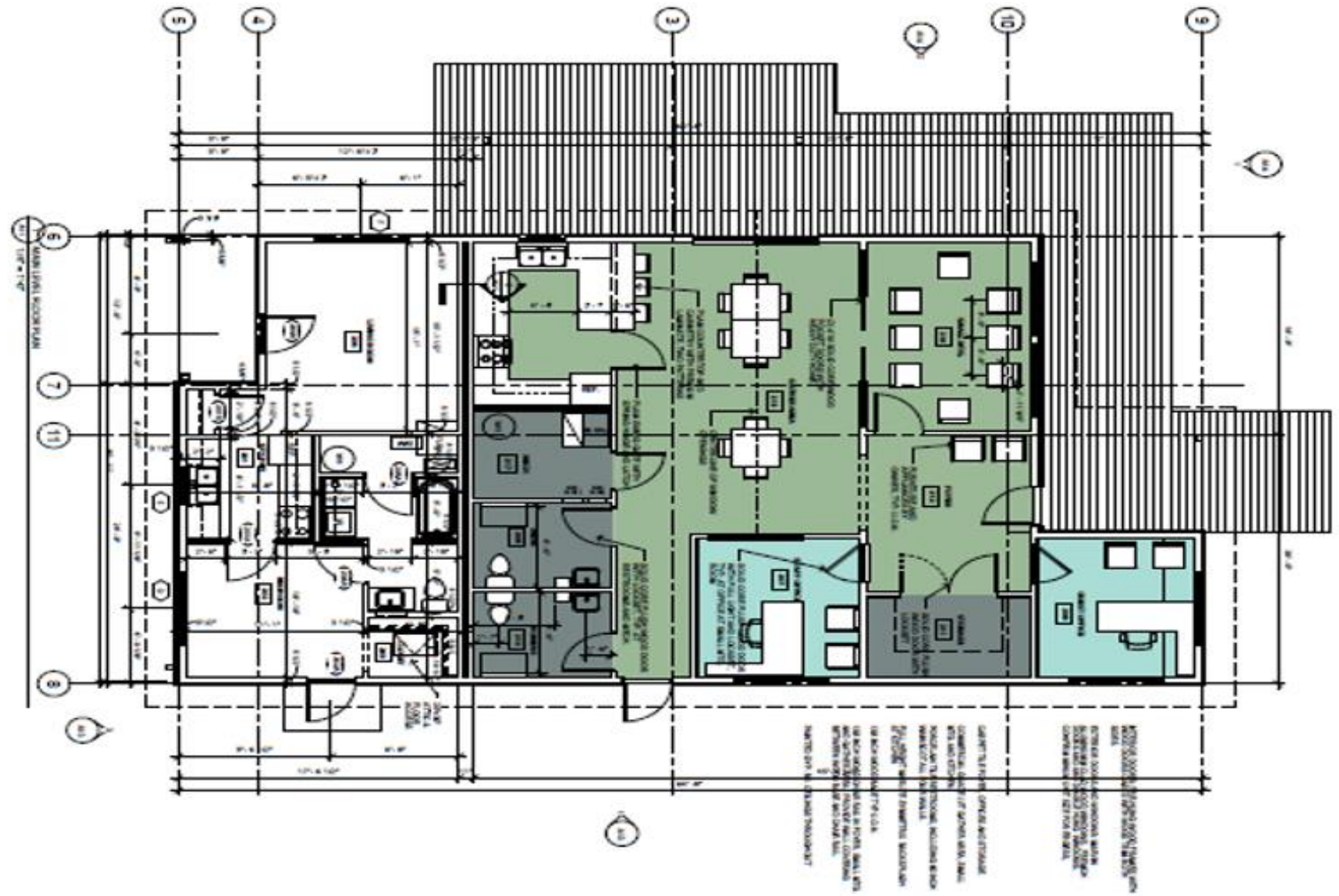
Services for residents in Little Rock and Ponemah will be provided at:

- Local Community Centers, In-home settings, or the nearest Service Center.



Service Center Floor Plan

- Meets Minnesota accessibility standards for public buildings
- Incorporates trauma-informed design throughout
- Staff office includes a window overlooking the open area
- Full kitchen equipped with a serving counter
- Large gathering area for community use
- Small meeting room and reception area
- Second office available for guest staff or use as a quiet room
- Two family restrooms, each with changing tables
- Interior and exterior security cameras
- Dedicated storage space for emergency food, diapers, and other essential supplies
- Gathering area opens directly onto the patio



Red Lake Site Map

- Former trailer court, cleared old trailer frames
- Neighborhood revitalization
- Easy access
- to supportive services
- Greenspace and playground in center
- Additional lots for Supportive Housing 3



Housing/Supportive Services Model

- Housing First
- Services offered at the Service Centers, Community Centers and in-home. Service Centers will be staffed during scheduled weekday hours by Supportive Housing Advocates. Guest office space for staff from other programs.
- Trauma-informed care for tenants and staff. 2nd office may be used as a quiet room with smudging, soft music, etc.
- Harm Reduction for people who use drugs (including alcohol). There is no requirement for total abstinence, except as there are lease violations. Staff will work with tenants to reduce the harmful consequences of use. New Substance Use Policy approved by Board of Directors.
- Cultural activities will be offered by staff and spiritual leaders.
- Services will be voluntary unless required by housing retention plans.



Where Housing Meets Healing: A Trauma Informed, Community-Led Approach



- Staff will be trained in Motivational Interviewing to help enlist a tenant's cooperation in moving toward their goals.
- The services of Supportive Housing Advocates are being initially funded through Statewide Affordable Housing Aid from the Minnesota Department of Revenue.
- We are developing a Community Health Worker program, with services that may be billed through the Tribe at the MA encounter rate. Staff will complete certification training during the 2026-27 academic year.
- A Tenant Council will meet at each Service Center to generate improvements to property management and supportive services. They will organize events, classes, and gatherings to increase neighborhood cohesiveness.
- Service Centers will host education classes and activities such as crafting, drum group, feasts, language learning, talking circles, after-school programs, etc.
- Tenants in the 2 communities without Service Centers will be offered gas vouchers to attend meetings and events.

Comprehensive Support Services Break the Cycle of Homelessness

- **Strong relationships between service providers and tenants** drive the behavior changes that lead to long-term housing stability.
- **Community Health Worker (CHW)** programs have expanded Minnesota's support-service workforce, allowing intensive, direct assistance for formerly homeless households with health and mental health needs.
- **Stable housing paired with services** reduces reliance on costly emergency systems saving money for IHS, the state and taxpayers.
- **Children benefit profoundly:** Stable housing lowers their risk of experiencing homelessness as adults.
- **HOUSING IS PREVENTION – and prevention changes futures!!!**









Red Lake Supportive Housing 3

- 24 units in 12 duplexes, co-located with RLSH2. Sixteen 2-bedroom units and eight 3-bedroom units.

- Funding awarded:

Federal Home Loan Bank of Des Moines AHP	\$3,000,000
MN Housing, Housing Infrastructure Bonds	<u>\$5,029,745</u>
Total Sources	\$8,029,745

- Construction to start Spring of 2027.

Thank you!



Carol Priest
Supportive Housing Manager
Red Lake Housing Authority
218-679-1284
218-368-9079
cpriest@redlakenation.org

Nick Sumner
Supportive Housing Advocate
Red Lake Housing Authority
218-679-1292
218-542-6508
nsumner@redlakenation.org

Jon Miller
Supportive Housing Advocate
Red Lake Housing Authority
218-679-1287
218-553-1654
jmilller@redlakenation.org