

## HousingIowa Awards

In response to the community's demand for decent housing, Mosaic constructed a two-story apartment building to house individuals with intellectual disabilities. Several individuals served by Mosaic, and others on a waiting list for services, expressed a preference to live independently in safe and decent housing. This building was uniquely designed to support individuals that have significant needs, while allowing them to have their own apartment. The construction created four separate areas or pods, where three to four apartments share a common area. A support staff is available and positioned in the common area to meet an individual's needs when requested. This arrangement allows tenants to live independently and maintain their privacy, yet receive the supports necessary to function and continue to learn skills. Due to the costs in providing supports, people with intellectual disabilities often need to live with three or more people to make services affordable. This housing design encourages independence, yet allows for efficiencies in delivering supports and services.

Prior to living in this project, the tenants lived in less desirable situations such as congregate settings with multiple roommates or substandard housing. However, limited availability and high rents do not give them many options. Mosaic measures desired outcomes and their achievement for all the individuals we support. The tenants in this project have had a significant increase in obtaining their personal outcomes and are experiencing life differently and better. In talking with the tenants and through our observations, we are aware that they are able to do the things in life that have meaning to them. They are more self assured and capable. They have developed hobbies, interests, and relationships that extend into the community. Most are working now and enjoying their job, in the past several individuals refused to go to work, that is no longer a problem.

Since this project is about utilizing design to ensure personal preference, while creatively providing supports, it should be able to be easily duplicated within the State of Iowa or throughout the country. People with intellectual disabilities, families, governmental departments and developmental disabilities experts are currently involved in discussion about how housing should be structured for individuals with intellectual disabilities to allow them control over their lives and truly be a participant in their community. This model could serve as workable option to encourage self direction and participation.

The Iowa Consolidated Plan states that due to the functional limitations of people living with intellectual disabilities and the likelihood of living in poverty, there is an increased likelihood that this group would be at risk of homelessness and precarious housing situations. More strain is to be expected for this group, particularly for families caring for children with an intellectual disability due to the cost of therapies and supportive services, many of which are not covered by private health insurance. While some of the intellectually disabled population may be aging, the increase in the detection of the incidence of autism indicates that more housing needs may accumulate as Iowa's under 18 population ages. Additionally, the age of caregivers of those with intellectual disabilities is rising and that could exacerbate needs as the caregivers might become less able to provide housing and care. It is likely that within the next 15 years this group could have significant unmet housing needs.

As indicated in the Consolidated Plan, special needs populations have a need for housing that is tailored to their living situation, this is why this housing meets an important state housing priority. There are 42,000 Iowans that experience an intellectual disability. These individuals have specific needs that often can be met through a combination of supportive services and housing. Poverty is a common problem for Iowans living with an intellectual disability as well as accessibility, that is why affordable, accessible housing becomes imperative for this group.

The project with built in collaboration with HUD, the Iowa Finance Authority and the Federal Home Loan Bank is able demonstrate the following measurable benefits to the targeted customers:

- The standard of living has increased for the tenants of this project, as no resident is paying more than 30 percent of their income for rent, since the rents are subsidized by HUD.
- Tenants have been able to achieve their personal outcome of “I choose where and with whom I want to live”, as measured by the Council of Quality and Leadership's Personal Outcomes Measures interview. These are measures developed by the disability community to define important outcomes in their lives.
- Tenants have been able to achieve their personal outcome of “I participate in the life of the community,” as measured by the Council on Quality and Leadership's Personal Outcomes Measure interviews.

This was a HUD 811 project and part of the process to construct such a project is an objective cost analysis to evaluate how resources are being used and if costs are appropriate. If costs exceeded the analysis by a large margin, HUD would not agree to proceed with the project. Mosaic received bids from three contractor and was diligent about costs savings without compromising quality. Mosaic built this complex for \$151 per square foot. The nature of the site required extensive retaining walls that drove up the price somewhat. Some of the design detail and hardy materials necessary to support this population and maintain the integrity of the building over time, also result in a higher than average cost. Energy efficiency features were incorporated into the project that initially increased costs, but over time minimize utilities costs for the residents.

The two personal outcomes listed above are the most significant measurable results of this project. In addition to these personal outcomes, the following have been successfully achieved through the creation of this housing:

- Ten individuals with intellectual disabilities now have housing that is appropriately designed, affordable, accessible and safe.
- Five individuals moved from larger congregate group home settings into one-bedroom apartments and five individuals waiting for services from the community found a home.
- Development of partnerships with the community to make this project successful – dollars from the Federal Home Loan Bank, Logan Christian Church volunteering to assist with landscaping, Harrison County referring individuals for services, Sawmill Hollow, and Crossroads of Western Iowa providing work opportunities for the tenants.
- Creating an innovative service model that allows for individuals to have their own private space, but share a support staff without those supports being intrusive and saving tax payers dollars through efficiency of services.
- Enhancing the Logan, Iowa community by making infrastructure improvement and developing a previously vacant lot.

In Mosaic's Strategic Plan an area of focus is to discover the life each person wants and partner with them to make it happen. The operational strategies and tactics are to deliver personalized services to the people supported by Mosaic. This project was developed and currently operates to allow individuals the opportunity to enjoy a full life, that is responsive to their personal needs and outcomes. The environment and amenities were designed specifically to increase each person self esteem and their belief in their value and capabilities.

Pictures of Mosaic Housing Corporation XXII





## Mosaic to construct housing unit

Posted: Wednesday, June 13, 2012 3:59 pm

Mary Darling

Mosaic Housing Corporation will add another Housing and Urban Development (HUD) 811 project when a 10-bedroom unit is constructed in Logan on South Elm Street across from Westmont Care Center.

According to Executive Director, Jim Poehlman, the unit will be comprised of 10, one-bedroom units for individuals with a diagnosis of an intellectual disability.

To be eligible for one of the units, an individual will have to fit criteria including, being the head of a household, age 18 or older, and have a diagnosis of an intellectual disability, Poehlman said.

Funding for the building, estimated to cost more than \$1.6 million, comes from three different sources, Poehlman said. They include, \$1.6 million from HUD; Federal Home Loan Bank of Topeka Affordable Housing Project, and the Iowa Finance Authority State Housing Trust Fund.

The Section 811 program grants interest-free capital advances for nonprofit sponsors to help them finance the development of rental housing with supportive services for persons with disabilities.

Applications for housing will not be accepted until 90 days prior to occupancy.

"The project completion date is late 2012 or early 2013," Poehlman said.

According to Poehlman, the local Mosaic Program will not be responsible of the building.

"It's in the community because there was a need for additional clean, safe and affordable housing for people with an intellectual disability," he said. "Mosaic of Western Iowa hopes to provide needed support to the individuals that will be living in the complex."

Individuals currently receiving services from Mosaic in Logan, who qualify to live in the new building, will move there and that will create additional opportunities for Mosaic to serve people in Logan, Poehlman said.

Rent for tenants in a Section 811 building is usually 30 percent of their adjusted gross income, and includes utility costs.

Mosaic of Western Iowa has residences in Logan, Denison and Council Bluffs with the corporate office in Logan.

According to Poehlman, Mosaic provides services to more than 4,000 people in the United States and has nearly 6,000 employees.



# LOGAN CHRISTIAN CHURCH

205 E. 8th St. Logan, IA 51546 712.644.2642 [www.loganchristianchurch.org](http://www.loganchristianchurch.org)

On Sunday, January 19, 2014 a volunteer from the Logan Christian Church planned and organized an outdoor landscaping and beautification project for the HUD site at 319 South Elm Avenue, Logan, Iowa.

Four hanging planters and supplies were purchased and attached to the front entry railings. The volunteer was assisted in the project by four residents and a staff member. Joe placed potting soil in each of the 4 hanging planters. Donna, LuAnne, Ellie and a staff member placed artificial flowers and ivy in each of the planters. Artificial flowers were chosen for use since the season was not conducive to planting live plants.

The residents were extremely pleased with their efforts to make the facility look nice. The day was very nice and warm and the flowers reminded them of Spring. Upon completion of the project the residents chose to return to their apartments.

Sincerely

Rusty Hedger, Senior Pastor



Crossroads of Western Iowa  
One Crossroads Place  
Missouri Valley, Iowa 51555  
Phone: 712.642.4114  
Fax: 712.642.4115  
Email: [info@cwlowa.org](mailto:info@cwlowa.org)  
[www.explorecrossroads.com](http://www.explorecrossroads.com)

January 21, 2014

Dolores Bangert - Vice President of Fixed Asset Development  
Mosaic  
Mosaic Business Center  
4980 S. 118<sup>th</sup> St.  
Omaha, NE 68137

Re: Verification for Gap Financing

Dear Delores,

Crossroads of Western Iowa is privileged to provide services to the 5 clients that live in the housing project that is located at 319 South Elm in Logan, Iowa and is operated by Mosaic. The clients regularly attend day and work program services that are located in our facility in Missouri Valley, Iowa and transportation is provided by SWITA.

Attached is our brochure explaining services that Crossroads of Western Iowa provides.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent D. Dillinger", written in a cursive style.

Brent D. Dillinger, CEO  
Crossroads of Western Iowa

# Sawmill Hollow

FAMILY FARM

May 2, 2011

Mary,

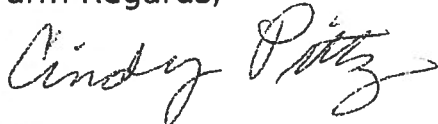
It is wonderful news to hear about the progress Mosaic has made regarding the apartment building to be located at 10<sup>th</sup> & South Elm Avenue, Logan, Iowa.

A big part of our farm mission is community building. And in that spirit I would like to extend a volunteer pledge that we at Sawmill Hollow Family Farm, will volunteer time and energy to assist with this project.

We will enjoy volunteering on this project to help make the dream of a more independent life style possible for the intellectually disabled and for other deserved members in the community that may qualify.

We are looking forward to being a small part of this collective effort; we appreciate the invitation to roll up our sleeves and work together to build a better community.

Warm Regards,



Cindy Pittz  
Sawmill Hollow Family Farm  
712-648-2432 t  
[cindy@sawmillhollow.com](mailto:cindy@sawmillhollow.com)  
[www.sawmillhollow.com](http://www.sawmillhollow.com)

**Community Services**  
**Shelby County ~ Harrison County**  
**Lonnie Maguire, MSW, Director Case Management**

Date: 4/25/2011

Sponsor/Owner: Mosaic Housing Corporation XXII - Logan

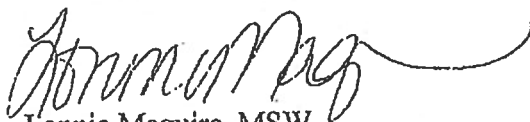
Shelby County Case Management (agency) has approved support to Mosaic (Owner/Sponsor) for the project known as Mosaic Housing Corporation XXII - Logan (Project Name) located at 10th & South Elm Avenue (address).

Shelby County Case Management Agency agrees to provide assistance as follows:

- Health services;
- Congregate meal site;
- Case management;
- Youth education programs;
- Credit counseling;
- Nutrition;
- Transportation;

The support services for the project are more specifically described as:  
Targeted case management for tenants with intellectual disabilities

Sincerely,



Lonnie Maguire, MSW  
Case Management Director  
Shelby and Harrison County

Shelby County  
719 Market Street  
Harlan, Iowa 51537  
Phone: 712-755-2843  
Fax: 712-755-2840

Harrison County  
Harrison County Courthouse  
Logan, Iowa 51546  
Phone: 712-644-3283  
Fax: 712-644-2643

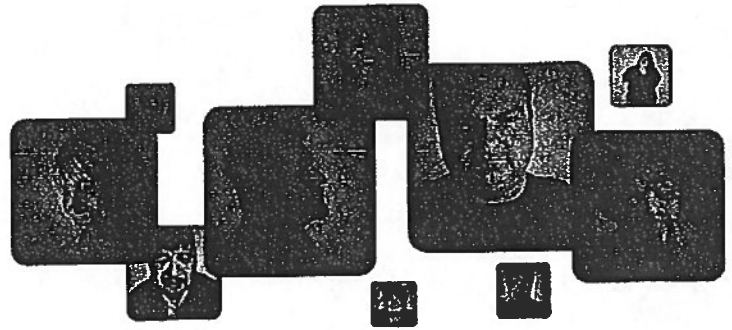
Monona County  
610 Iowa Ave  
Onawa, Iowa 51040  
Phone: 712-433-9580  
Fax: 712-423-9503





# MOSAIC™

A life of possibilities for people  
with intellectual disabilities.



April 1, 2011

U.S. Department of Housing & Urban Development  
Springfield Office  
500 West Monroe, 1SW  
Springfield, IL 62704

## To Whom It May Concern:

Mosaic will be responsible for providing and/or accessing supportive services for all residents living in the proposed project. This housing is intended to offer a safe, homelike living environment in a residential setting where individuals can learn the skills necessary for continued developmental growth and independence. The housing will serve as an important resource for the further development of residential opportunities, thus enhancing the community living options for persons with disabilities in Logan, Iowa. Tenants will participate in a wide variety of activities both on and off site that will encourage the responsible performance of every day tasks throughout the entire life of the project. These activities will be individualized, based upon the personal preferences and desires of the individual.

## On-Site Services

A comprehensive needs assessment will be completed for each person living in the housing project on an annual basis. This assessment will focus on identifying that individual's current level of functioning and life-style preferences with particular emphasis placed on residential functioning and outcomes. From this assessment, an Individual Support Plan will be developed with the person served and a team of their choosing. The plan will outline the individual's specific personal objectives and areas of support, as well as specific habilitative goals and objectives to help the person achieve preferred life-style outcomes. This plan will address the staffing, environmental, medical, dental, dietary, social, recreational, transportation, behavioral and habilitative supports required by the individual. Rehabilitation training will be provided in basic independent living skills, socialization skills, mental health coping skills, cognitive skills, communication skills, home management skills, effective use of leisure time, community access skills, employment skills, and budget and money management skills.

Professionals employed by Mosaic will work with the tenants on an individualized basis to provide services and supports tailored to meet the persons specific needs. The Individual Support Plan allows on-site services and frequency of intervention to be tailored to the specific needs and functioning level of each resident and thus ensures an optimum level of support and interdependence.

Personal and community living skills training is provided on an individualized basis at the home and in the community. Residents will be taught functional skills appropriate to their needs. Skills will be taught in the area of activities of daily living, problem solving, boundaries, coping skills, crisis management, communication, money management, housekeeping, clothing care, meal preparation and socialization through

an active involvement in all areas and individualized instruction.

Each person is responsible for household activities appropriate to their developmental and functional abilities. Supports will be provided if necessary to fulfill these responsibilities. Leisure time and recreational activities will be supported by the residential staff. An activity schedule is planned by the person in services based on his/her preferences. Individuals will be informed and encouraged to participate in various community activities based on their interests and abilities. Transportation will be provided to the various community activities and employment through services available through Mosaic. If an individual desires and public transportation is available, Mosaic will assist persons in learning how to access this transportation.

#### Off-Site Services

It is important to recognize the proposed housing project as an integrated part of a comprehensive habilitation program for persons with disabilities. All activities and programs are aimed at the achievement of personal outcomes as defined by the individual.

All residents will be encouraged to actively participate in the life of the community. Mosaic provides habilitative assessments and training to individuals with disabilities based on the belief that all persons have a right to quality services, are capable of learning, and can learn best by inclusion in the mainstream of life regardless of the severity of their disability. The ultimate aim is to support the individual to achieve their full potential by enhancing his/her ability to cope within the environment in order to live, work, and play in the least restrictive setting possible. Services provided are in operation 7-days a week, based on the individual's employment or training schedule.

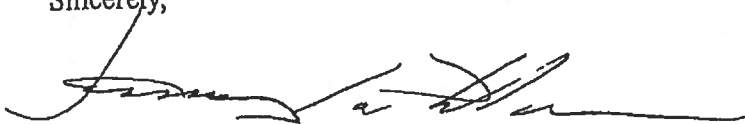
Specialized services such as: physical therapy, occupational therapy, speech therapy, medical, dental, visual, pharmacy, psychological, transportation, nutritional and social services are accessed through private providers in the community. Individuals are supported to navigate the social services system to access appropriate supports according to need.

Mosaic accesses day habilitation, educational, and employment programs for persons with disabilities. All residents of the housing project are eligible and encouraged to participate in employment, education and day service programs consistent with their individualized plan.

Religious services are offered and provided by the local churches. All tenants have an opportunity to attend religious services and other church functions in the church of their choosing.

All supportive services provided will be based upon the tenants' individual needs. This is ensured through the implementation of the individual plan and by the mission and policies of Mosaic. The organization's licensure and continuous funding through Medicaid is contingent upon services being individualized. Mosaic has been providing supportive services to individuals with developmental disabilities for 95 years. Mosaic commits to providing the supportive services described in the context of this letter throughout the life of this project.

Sincerely,



Jim Poehlman  
Executive Director



# Mosaic Housing Corporation XXII

Is accepting applications for ten (10), one bedroom units in

## Logan, IA

MHCXXII is comprised of one, two-story building, with four (4) units having mobility accessible features, all units have roll in showers. The project is located in a pleasant residential neighborhood with easy access to local shopping and recreation. Amenities included with rent: all utilities paid, all appliances furnished, washer and dryer in common area and a small community room.

The project should be ready to occupancy by 05/01/2013\*\*

MHCXXII in Logan is comprised of ten total units built under the requirements of the HUD Section 811 program and have project based rental assistance. These units are for people who are very low-income, and developmentally disabled. Most tenants typically pay 30% of their gross income for rent. Tenants' must income-qualify prior to occupancy. Qualifying head-of-household must be 18 years old or older and verification of developmental disability is required.

For additional housing information or to request an application please contact:

Sara Church or Colleen Dempsey

402-896-3884 or Toll-free: 877-366-7242

Request an application online at: <http://www.mosaicinfo.org/housing/>

\*Residency in homes is not contingent upon participation in Mosaic services.

Please ask to see tenant selection criteria. All tenants must income qualify prior to occupancy.

Mosaic provides Equal Housing Opportunity, and does business in accordance with the Federal Fair Housing Law. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin. Anyone who feels he/she has been discriminated against may file a complaint of housing discrimination at 1-800-669-9777 (toll-free) or 1-800-927-9275 (TDD).

\*\*Project owner nor manager is responsible for construction delays, please double check available occupancy dates throughout construction process.

Notice posted 01/30/2013