

Renovated Complex Brings Affordable Housing For North Dakota's Low Income Seniors

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DICKINSON, ND – California Commercial Investment (CCI), a California-based national affordable housing preservation and development firm, is proud to announce the Grand Opening of Peaceful- Pioneer Havens Senior Apartments in Dickinson, North Dakota. CCI, along with elected officials, community leaders and other stakeholders will celebrate Peaceful-Pioneer Havens, an age-restricted, 55 and older, HUD Project-

Based Section 8 [Low Income Housing Tax Credit \(LIHTC\)](#) Property.

Peaceful-Pioneer Havens' grand opening ceremony will take place on Friday, October 4th from 11:00 a.m. to 1:00 p.m. at the site, in the newly refurbished community room.

Recently, as housing prices have skyrocketed due to North Dakota's oil boom, many seniors have been priced out of the market. Peaceful-Pioneer Havens will provide low-income seniors and disabled individuals with the opportunity for affordable, safe and comfortable living; it will also allow North Dakota's seniors the opportunity to continue to age in place in the state they love.

"North Dakota Housing Finance Agency is pleased to partner with California Commercial Investment to support Dickinson's need for affordable housing for its aging population," said Jolene Kline, acting agency director. The state agency allocated \$403,000 from the

LIHTC program to support the redevelopment of the housing complex.

California Commercial Investment is a long-time owner, developer and operator of affordable housing properties across the country; 44 out of the 45 properties CCI owns serve the elderly.

The complex, which is located at 1043 Enterprise Ave in Dickinson, North Dakota, has 106 one-bedroom senior units all of which have been completely renovated. The upgrades were done to modernize interiors, increase energy efficiency, and create a more comfortable and updated living space.

Renovations included new plumbing, new electrical, new flooring throughout, updated kitchens and bathrooms, new appliances, windows, weather stripping and energy efficient lighting along with fresh new paint and entry doors for each unit. The property also includes an expanded laundry facility and a new security system. Additionally, the property was awarded a grant allowing for a full-time service coordinator to help residents age in place.

The rehabilitation of this vintage property was completed through tax credit equity, owner input and a new loan; no other public funding sources were used.

Lou Mellman, President of CCI, explains, "The success of Peaceful- Pioneer Havens is a testament to the public/private partnership that the LIHTC program promotes; being able to leverage private resources for a public cause in a community such as Dickinson so that elderly residents can afford to live in the place they love has been an especially rewarding experience. We like to call it conscious capitalism."

This project could not have happened without the help of North Dakota Housing Finance Agency, WNC, Citibank, Sands Construction, the U.S. Department of Housing and Urban Development, and the City of Dickinson, North Dakota.

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