

Communities

Northport Senior Apartments Low-Income Apartment Community Reopens with Ribbon Cutting Ceremony

July 3, 2024

NORTH SIOUX CITY, SD —
[California Commercial
Investment Group](#) recently
celebrated with a ribbon-
cutting ceremony for [Northport
Senior Apartments](#) in this city
after the complex was
destroyed by fire several years
ago.



CCI, along with community leaders, residents, and other stakeholders marked the successful reconstruction of Northport, an age-restricted, 62-and-older HUD

Project-Based Section 8 Property with a ceremony in the newly completed community room.

On August 10, 2020, a lightning strike caused a fire that burned Northport to the ground. Although all the previous residents were safely evacuated, the destruction of this low-income community was devastating for them, many of whom relied on the affiliated subsidy to remain housed.

Northport's 21 units were originally built in 2002 using HUD's Section 202 Program, which was designed to construct housing to support very low-income elderly persons. Although the building was insured, due to rising construction costs, the insurance proceeds for Northport were not sufficient to rebuild.

CCI worked with the US Department of Housing and Urban Development to utilize their Rental Assistance Demonstration program along with the South Dakota Housing Development Authority and WNC to leverage the Federal Low Income Housing Tax Credit to reconstruct.

"The successful redevelopment of Northport Senior Apartments is a testament to the public/private partnership that the LIHTC program promotes," said Danielle Hastie, CEO of CCI. "Being able to leverage private resources for a public cause such as low-income housing highlights what is possible when we are able to leverage our resources for the collective good."

"WNC congratulates CCI on the successful rebuild of Northport," adds WNC Vice President of Originations Jessica Captanis. "We are proud to partner with CCI and appreciate the trust and collaboration that ensures the local community is positively impacted."



North Sioux City also contributed to the successful LIHTC application by committing \$10,000 to benefit residents. The City's money was used to purchase outdoor furniture and seating areas which otherwise would not have been possible.

"The City of North Sioux City congratulates CCI on the grand reopening of the Northport Apartments in North Sioux City," said Andrew Nilges, executive director of the North Sioux City Economic Development Corp. "The city is proud to have partnered with CCI to ensure senior living availability in our community and is grateful for CCI's commitment to our community and its residents."

The new building features amenities such as a garden-style layout, a community room with kitchen, a library, and a covered picnic area, ensuring comfort and convenience for residents.

With a presence in over 30 states and more than 8,000 units under management, CCI is a national housing provider that specializes in preserving affordable senior communities.