



## Cascade Ridge Senior Apartments

# WHAT WORKS PROJECT 11 IN MONTANA

### GOALS AND ACTIVITIES

Cascade Ridge Senior Apartments aims to **provide affordable, accessible housing for older adults** who want or need to live in close proximity to health care providers.

The housing site includes 56 units that have universal design features to help accommodate residents with accessibility needs. The one-bedroom apartments are 726 square feet and the two-bedroom apartments are 905 square feet.

The project was financed with federal Low Income Housing Tax Credits (LIHTC), which require the rent levels to remain affordable over a time horizon of at least 30 years.

### POPULATIONS SERVED

Residents in Great Falls who are age 55 or older with incomes at or below 60 percent of Area Median Income

### MAJOR PARTNERS AND FUNDERS

Montana Board of Housing, Mountain Plains Equity Group, Inc., Benefis Health System

### MAJOR OUTCOMES

Cascade Ridge is the first LIHTC property for seniors in Montana that was built in partnership with a hospital. The project has resulted in:

- Increased proximity to health care, which decreases the likelihood of missed medical appointments.
- Increased affordability of housing, which leaves more money left over for other household needs.
- Increased employment and volunteerism—some residents work or volunteer part-time at the hospital or cancer center nearby.

### INGREDIENTS FOR SUCCESS

Benefis Health System contributed the land parcel for the development, which includes four acres of real estate available on a long-term land lease at \$1.00 per year. Their participation allowed for the development of below-market-rate housing for low- to moderate-income seniors. As the largest non-governmental employer in Great Falls, Benefis's trusted brand and reputation also played an important role in the success of the project.

### ADVICE FOR OTHERS

“Safe and affordable housing plays a very important role in a person's overall health. It is natural for hospitals to become engaged in building affordable housing, especially for seniors who comprise a large proportion of their customer base. In providing access to quality, affordable housing, hospitals are able to be more proactive in meeting their patients' health needs.”

—Mary Bair, Montana Board of Housing

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