



Rising Tide Communities

Rising Tide Communities provides permanent housing for 32 young adults in two mixed-income garden apartment complexes. The Flanders Pointe complex was purchased in 1999 and the Orange Tree complex was purchased in 2001.

Owner, Sponsor, and Service Provider:
Orangewood Children's Foundation

Tenant Profile:
Young adults, ages 18 to 21 years old, with a history of foster care.

Service Approach and Philosophy:
This project was initiated by five business leaders Mariners' Church Lighthouse Ministries who wished to improve the outcomes for youth leaving the foster care system and who contributed their resources to help facilitate the growth of this venture. The program features few formal rules, placing an emphasis on providing access to social service staff, and especially mentors, on a demand-driven basis.

Key Features and Innovations:

- Live-in Case Managers.
- Mentoring is a substantial part of the service philosophy of Rising Tide, with mentors from Young Life, a Christian Youth Mentoring program. Mentors are taught to engage youth through activities and relationship building.
- To provide incentives for saving, the agency puts \$50 in a savings account for the youth for every month's rent paid on time, and will also match additional saving up to \$50 per month. These funds are made available at time of move-out if the tenant is leaving in good standing and the apartment is in reasonable condition.
- Services include:
 - Case Management to assist with access to a wide variety of employment, educational, and social services in the community.
 - "Spiritual Life Couple" at each complex who often act as mentors.

Financing Information:

Capital:
Contributions from the five original founders and the Samueli Foundation provided all of the necessary funds.

Operating and Services:
Total current operating and services expenses \$17,733 per youth per year. Just under half of the operating and services expenses are covered by proceeds from the other rental units within the properties. The remaining funds come from the five original founders and from private fundraising – the program currently uses no public funding and does not intend to ever use such funding.

Staffing Information:

- Executive Director dedicated to the Rising Tide program only.
- Two Case Managers (Community Coordinators) that live in an apartment in each of the building complexes. They receive free rent plus a salary - the combined package is valued at approximately \$60,000 per year.
- One shared Community Assistant
- Executive Assistant

Additional Project Details

About Rising Tide Communities:

Rising Tide was founded by five local business leaders from the Mariners' Church Lighthouse Ministries who came together and approached the Orangewood Foundation. Together they decided that the greatest need was for housing for youth emancipating from foster care. These five business leaders provided the original funding and are now Board members. Originally the church was also involved in the program. Today, some of the church's members act as mentors to the young adults. The Orangewood Foundation provides a variety of programs for young adults aging out of the foster care system, including independent living programs and activities for youth in the foster care system (14 to 21 years old), a drop-in center designated for youth with a history of foster care, and a transitional housing program. Overall management of Rising Tide is directed by a Board of Directors comprised of representatives from the participating organizations.

Building Design and Amenities:

Rising Tide currently has clustered apartments in two housing complexes, Flanders Pointe and Orange Tree. Each of the apartment complexes has approximately 80 units of mixed-income housing, including both the units designated to the youth and other affordable units with rents affordable to households with incomes at various percentages of Median Income (AMI). There are 8 1-bedroom units in each complex designated for the youth – with 2 youth sharing each apartment, the program has a maximum capacity of 32 youth. Rising Tide plans to increase the number of complexes as needed over the next several years.

Referral Sources:

Referrals are provided through the Orangewood Foundation's programs, as well as through self-referrals, other social service agencies, the Probation department, and foster parents and group homes.

Significant Building Rules:

Tenants meet at least once per week on an individual basis with their case managers, and they meet once per week in a group meeting. Paying rent is mandatory. No overnight guests are permitted from 12 am to 7 am, although no bed-checks are conducted. Rising Tide implements a Harm Reduction model regarding substance use. Originally, mentors were a mandated part of the program. Moving forward, while most have mentors, Rising Tide Communities is looking to make this an optional component of the program, preferring to build those relationships in a more natural way.

Evaluation and Quality Assurance Methods:

Residents' progress is tracked through weekly staff meetings and through computerized case management systems.

Program Outcomes:

The project's goals for the young adult tenants include self-sufficiency and responsibility, the ability to connect well with others, giving back to the community; a healthy sense of personal power and capability; perception of grounded hopeful future; a perception of God; healthy personal faith in a loving power greater than themselves; and perception of personal worth.

About CSH:

The Corporation for Supportive Housing (CSH) is a national, nonprofit organization that helps communities create permanent housing with services to prevent and end homelessness. CSH advances its mission by providing high-quality advice and development expertise, by making loans and grants to supportive housing sponsors, by strengthening the supportive housing industry, and by reforming public policy to make it easier to create and operate supportive housing. CSH delivers its core services primarily in nine states (California, Connecticut, Illinois, Michigan, Ohio, Minnesota, New Jersey, New York, Rhode Island) and in Washington, DC. CSH also operates targeted initiatives in 6 states (Indiana, Kentucky, Maine, Massachusetts, Oregon, and Washington) and provides limited assistance to many other communities.

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