



Belle Haven Townhomes

Belle Haven Townhomes is 16 two- and three-bedroom units of permanent supportive housing for families in recovery. Belle Haven is located in a rural Minnesota community.

Owner/ Sponsor: Rum River Health Services

Developer & Property Manager: RS Eden

Service Provider: Rum River Health Services

Tenant Profile:

Adult head of household with dependent children, a current disability (such as chemical dependency), a history of homelessness, income eligibility, and at least 30 days of documented sobriety with the desire to remain sober.

Service Approach:

Belle Haven provides a full range of individual, voluntary, flexible support services to tenant families on site. Services include case management and other vital components of successful housing.

Key Features and Innovations:

- Belle Haven (BH) provides tenants with a safe, sober, and affordable place to call home while allowing them the opportunity for a fresh start.
- BH programs focus on children and assisting them to build the skills needed to be successful in school and the broader community. Services for children include a weekly “Kid’s Club” for school-aged children, a preschool readiness class, job skills, individual tutoring, mentoring, planned activities, and volunteer opportunities.
- BH tenants are required to remain sober, do at least 25 hours of productivity a week, and be lease abiding. The average length of stay is 22-36 months, although length of tenancy is not limited.

Financing

Capital

LIHTC Tax Credit Proceeds	\$2,256,451
Federal Home Loan Bank	\$ 80,000
Rum River Health Services Capitol Campaign	\$ 365,000
HUD Supportive Housing Program (SHP)	\$ 400,000
MHFA Housing Trust Fund	\$ 498,818
Greater MN Housing Fund (GMHF)	\$ 160,000
General Partner Capital Contribution	\$ 29,224
Greater MN Housing Fund (GMHF)-Bridge	\$ 156,510
Misc. Funds	<u>\$ 4,600</u>
Total	\$3,950,603

Operating (Annual)

Group Residential Housing (GRH)	Determined by Counties
Housing Trust Fund (HTF)	On an as Needed Basis

Services (Annual)

Minnesota Department of Human Services	\$ 152,000
HUD SHP	\$ 50,000

About Rum River Health Services, Inc. (RRHS)

RRHS is a 501(c)(3) non-profit organization, incorporated in 1987, located in Mille Lacs County, Princeton, Minnesota. The mission of RRHS is **“To identify and respond to community health needs as an advocate, as a catalyst for community collaboration, and provider of needed services.”** The agency conducts periodic health needs assessments, advocates for needed programs, and directly provides programs when appropriate. The agency secures funding and administers programs in accordance with its articles of incorporation and by-laws at the discretion of its governing board.

Current programs under management include the Rum Rivers Women’s Health Project, a subsidized family planning program; Rum River Recovery Alliance, a case management program for substance abusing pregnant or parenting women; Spirit River Recovery Services, a chemical dependency outpatient treatment and dual diagnosis treatment program. In 2007, RRHS opened Belle Haven Townhomes, a permanent supportive housing project which provides sober housing for families affected by homelessness and chemical dependency. The newest program is Family House, a residential facility where mothers in treatment for chemical dependency can live with their children.

RRHS maintains a focus on quality of life issues in its area. When identified needs can be met by other agencies or organizations, RRHS advocates for transition and change that will improve availability, access and affordability for the population groups served. It recognizes the evolutionary changes characteristic of the health care industry, and is poised to grow and serve changing community needs.

CSH and Rum River Health Services, Inc.

CSH assisted RRHS with predevelopment financing, creating the partnership between RRHS and RS Eden, and other predevelopment planning activities. CSH advocated for financial support of this project and helped to maintain its momentum.

About CSH

The Corporation for Supportive Housing (CSH) is a national non-profit organization and community development financial institution that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. CSH seeks to help create an expanded supply of supportive housing for people, including single adults, families with children, and young adults, who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness. For more information about CSH, please visit www.csh.org.



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