

West River Town Homes - Detroit Lakes, MN

Permanent Supportive Housing for Families



West River Town Homes

The West River Town Homes provide 12 units of permanent supportive housing for families. The project is a unique partnership between the Becker County Housing and Economic Development Authority and Mahube Community Council, Inc.

Owner/ Sponsor: Becker County Housing and Economic Development Authority.

Developer: Becker County Economic Development Authority.

Property Management: Becker County Housing Authority.

Service Provider: Mahube Community Council, Inc. Mahube is the community action agency that serves Mahnomen, Hubbard, and Becker Counties.

Tenant Profile: Families who meet the definition of long-term homeless - which is four or more episodes of homelessness in three years or being continuously homeless for one year.

Key Features and Innovations:

- The West River Town Homes supportive services include case management, counseling, advocacy, financial literacy, and direct services such as gas vouchers, car repair, tuition, books, and food.
- The West River Town Homes are located in a prime location that makes it possible for residents to walk to the elementary and middle schools, the technical college, mental health counseling, the Concentrated Employment Agency, grocery store, gas station, community action agency, and the industrial park.
- Each unit of the West River Town Homes is furnished with a washer and dryer, sofa, easy chair, coffee table, end tables, lamps, dining room table and chairs, beds, and a vacuum cleaner. Site includes a playground and plans for a future community garden.

Financing

Capital Financing Sources

Minnesota Housing Bonding	\$ 1,400,000
Minnesota Housing/Greater Minnesota Housing Fund	\$ 217,000
Bremer Foundation	\$ 50,000
Midwest Minnesota Community Development Corporation	\$ 24,000
Federal Home Loan Bank	<u>\$ 108,000</u>
Total:	\$ 1,799,000

Operating Financing Sources

Tenant Rents	\$ 13,440
U.S. Dept. of Housing and Urban Development Project Based Vouchers	\$ 85,632

Services Financing Sources

Minnesota Department of Human Services/ Long Term Homeless Supportive Services	\$ 153,700
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About Becker County Housing and Economic Development Authority

The Becker County Housing and Redevelopment Authority (HRA) was first organized in 1980 by Becker County, MN in order to provide housing opportunities for low income residents. In 1999, the HRA merged with the Becker County Economic Development Authority (EDA) and became one agency operating under the EDA. In terms of housing, the Becker Economic Development Agency provides public housing and Housing Choice Voucher rental assistance to eligible clients; develops new housing opportunities for its residents; and rehabilitates existing homes – all to meet the goal of enabling low and/or moderate income families, households and individuals to secure safe, sanitary and affordable housing. Becker County Housing and Economic Development Authority worked in partnership with Mahube Community Council to make their vision of having a permanent supportive housing development in Detroit Lakes a reality. The agency is pleased to be a partner in this development with Mahube Community Council Inc.

CSH and Becker County Housing and Economic Development Agency and Mahube Community Council, Inc.

In 2003 Mahube Community Council, Inc. and the Becker County Housing and Economic Development Authority met to begin planning a permanent supportive housing project for Detroit Lakes. The Corporation for Supportive Housing provided loans of approximately \$100,000 to the EDA and \$40,000 to Mahube Community Council with funds to be repaid at the time of permanent financing. The funds allowed the Becker County EDA and Mahube to acquire property, hire a consultant to provide preliminary project development support, help Mahube navigate its social services component, and hire an architect to develop a site plan. Construction began in April of 2008. An open house the West River Town Homes was held in October of 2008. The unique partnership between a housing and economic development authority and a community action agency created 12 town homes of permanent supportive housing for the long-term homeless in a small rural community in greater Minnesota.

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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