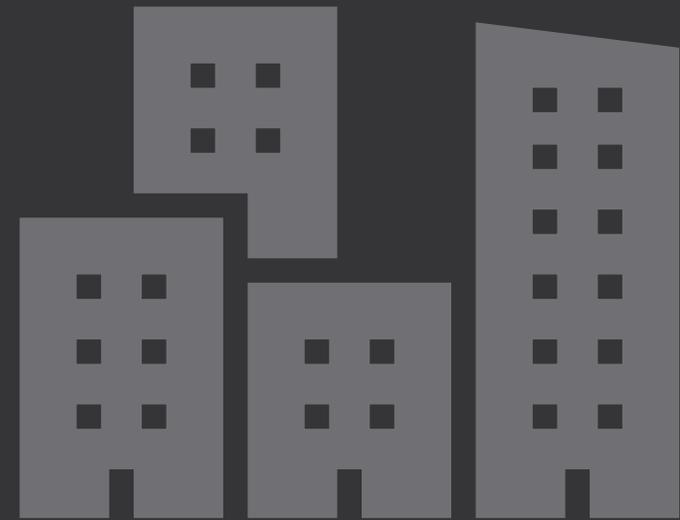


# Innovative Ways to Build Supportive, Affordable, and Shared Housing



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## Community Housing of Maine

Community Housing of Maine (CHOM) develops, owns, and maintains high-quality affordable housing for working families and older Mainers. CHOM believes that housing, together with support services, provides stability, fosters dignity and respect, and transforms lives. CHOM is the largest housing provider for homeless populations in Maine.

# Types of Supportive Housing

- There are four main ways in which you can create supportive housing:
  1. Small, dedicated supportive housing buildings
  2. Large, dedicated supportive housing buildings
  3. Blended supportive housing
  4. Relationship work with existing landlords, coupled with rental subsidies and wraparound services.
- The fastest way to create supportive housing is the last option – and we've had a lot of success doing so in Maine through the Emergency Shelter Assessment Committee (ESAC) Long Term Stayers (LTS) initiative.



## Targeting and housing people who are homeless for the longest periods of time:

- Since shelter staff could easily name the people staying the longest (but couldn't always say who met the chronic definition), we invented a simple definition to easily identify and target the longest stayers:
  - “Long Term Stayers” (LTS) were defined as people staying over 180 cumulative days in shelters or outdoors within any 365 day period.
  - This group is predominantly high-end users of emergency services.
- The ESAC LTS By-Name List Initiative began in April 2015, with 9 agencies, but grew to 15 agencies, including shelters, service providers, housing providers, public housing authorities, community providers, and local, state, and federal government officials, and broadened its scope to include people in multiple shelters and people staying outside.
- The group began with 1 by-name list of 70, and now meets weekly focusing on 8 by-name lists, targeting a total of 434 people since this initiative's inception.

# Results – One Initiative's Progress

## ESAC LTS Initiative Progress:

- From April 2015 to July 2019, this initiative targeted 434 people.
- 236 people have been housed using a Housing First approach and relationship work with existing landlords, coupled with rental subsidies and relationship work with service provider partners, all of whom are involved with the by-name list weekly meetings.
- This group of ***236 people housed collectively had more than 550 years of homelessness, and more than 130,000 total bed nights***, per HMIS data.
- This effort has helped the average nightly occupancy at OSS to decline, though there are some peaks and valleys along the way.
- The monthly occupancy highs have markedly decreased since this initiative's inception.
- There has been a ***94.4% success rate in the scattered site apartments*** due to the combination of rental subsidies and adequate support services.
- Even in a large urban center, housing 236 people would seem daunting,
- And, creating housing projects to accommodate 236 people might well have taken longer than four years.

# Innovative Ways to Develop Supportive Housing

- There are complexities involved with developing small supportive housing projects with Housing Trust Fund or local/state bricks and mortar resources.
- There are also complexities involved with LIHTC developments.
- But, there is another mechanism for small supportive housing development:
  - **Extending the Recovery Residence model to be inclusive of homeless populations in general.**
- Through this mechanism, you can create a rooming house model, with **shared bedrooms and affordable rents** (based on 30% of a person's income working a minimum wage job).
- With this model the development proforma works for a low-interest loan to convert an existing small multifamily building into supportive housing.
- CHOM is doing this successfully with duplexes and triplexes, and I will highlight two recovery residences – Beacon House and Patty's Place.
- We have developed a proforma which shows this development and financing model would work for other small multifamily buildings.

# CHOM's first Recovery Residence: Beacon House

- CHOM opened Beacon House, in partnership with GPAC and one key service provider partner, in November of 2017.
- Beacon House is a Recovery Residence that offers low barrier rapid access to entry, off-site MAT, affordable weekly rent, and structure and accountability.
- Beacon House serves a portion of the female population that goes largely unnoticed and underserved due to the nature of their homelessness, which exists primarily outside the shelter and social service systems and plays out in a myriad of ways including trading sexual acts for a place to stay, sleeping in cars, being trapped in domestic violence, and human trafficking situations.
- Beacon House's low barrier accessible approach – that requires no background check, no set amount of time homeless, no specific diagnosis or financial or insurance based requirements – is what allows it to be an option for these women, and with the help of numerous community partners these women have a pathway to sorely needed recovery resources and safe, affordable sober housing.
- Affordable weekly rent and collaboration with community providers allows women who would otherwise be unable to afford a sober living environment along with the resources aligned with the house.
- This has created a new pathway to recovery that was previously unavailable to the community, and it is working.

# CHOM's Second Recovery Residence: Patty's Place

- CHOM opened Patty's Place, also in partnership with GPAC and key service provider partners, in December of 2018.
- We were able to acquire, rehab, and lease this project very quickly:
  - An offer was submitted on October 5, 2018, closing was the second week of November, and the rehab was completed and the building ready for occupancy by December 8 of the same year, the building filled up very rapidly due to high demand.
- Patty's Place is very similar to Beacon House, in that it is a Recovery Residence that offers low barrier rapid access to entry, off-site MAT, affordable weekly rent, and structure and accountability.
- Patty's Place also serves a portion of the female population that goes largely unnoticed and underserved due to the nature of their homelessness, but also accepts referrals directly from Project Re-Entry at the Cumberland County Jail.

# One Beacon House Resident's Story

- **This model has demonstrated that you can take someone from active use in homelessness, immediately house them in a congregate living recovery residence, and have that person remain stable.**
  - **One year ago almost exactly, a woman, who had been homeless for five years straight after decades of polysubstance use and in the throes of OUD, became a resident at our first recovery residence, Beacon House.**
  - **Due to the stability that housing provides, as well as the structure and accountability fundamental to a successful recovery residence, this woman was able to thrive.**
  - **After only 7 months at Beacon House, she was able to reunite with her daughter and become a mentor for people in early recovery.**
  - **Now, she works with the agency we have partnered with to deliver services and peer support, is a certified Peer Support Specialist and Recovery Coach, and the live-in House Manager for our second recovery residence, Patty's Place, which opened just prior to Christmas 2018.**
  - **This has been a miraculous transformation – and is just one of many success stories.**

# More Success Stories

- Another woman came to Beacon House upon discharge from the county jail. Prior to that she had experienced years of homelessness. She came to the recovery residence with her son and worked very hard on her recovery – recently celebrating one year of sobriety. She has moved into a leadership role at Beacon House, supporting other women in their sobriety.
- Another Beacon House resident returned to the workforce, after more than a decade of being unable to maintain a job due to OUD and periods of homelessness. She was thrilled to be back at work.
- Two other residents started hosting a recovery circle for other women with similar experiences, which occurs each Monday. They planned, organized, and advertised the group all on their own, eager to support their peers in a new and exciting way.
- Patty's Place has been able to successfully house women who previously experienced homelessness and OUD straight from the Southern Maine Reentry Center as part of the Supervised Community Confinement Program. This program allows people to be released to a safe place in the community to serve out the rest of their sentences – helping to decriminalize the behaviors associated with homelessness and SUD/OUD. Patty's Place is the only MAT-friendly recovery residence with which this program works in Maine. These women are now in stable housing, working on their recovery, and doing very well as a result.

# Tools for Innovative Supportive Housing Development

- This model is easily replicated without a lot of capital.
- It's possible to do a Housing First approach for people with very long histories of homelessness and substance use disorder (SUD)/opioid use disorder (OUD) with very successful outcomes, building from collaborations, adequate support, and locality.
- Tools to consider:
  - 1115i Medicaid Waiver
  - Partnerships with public housing authorities and the Mainstream Voucher Program (VNED vouchers)
  - Working with your Continuum of Care to target Shelter Plus Care and other housing subsidies (TBRA) to homeless populations for Permanent Supportive Housing (PSH)
  - Working with your state government to create flexible state rental subsidies
  - Working with local and state government to create operational subsidies for recovery residences – this facilitates rapid access to housing, significantly reduces barriers to entry, and creates less of an administrative burden.

# Types of Construction & Costs for Supportive Housing Development

## Design and construction considerations:

- Prefab and modular construction is being used to some extent
- CHOM spec for long-term durability and sustainability
- Part of the cost is for energy efficiency – especially in our climate
- There's one chance to do this well and it's worth the up-front cost for a better long-term asset.

## Cost to develop housing in Maine:

- Average cost per unit: \$190,000 - \$210,000
- Average cost per development: \$730,000 – \$810,000 for small 4-unit supportive housing developments
- Development considerations:
  - New constructions vs. acquisition/rehab



**Community Housing of Maine (CHOM) = Supportive housing and advocacy. 78 properties, 77 include supportive housing. 42% of 1036 people housed live in supportive housing. Some examples of small multifamily units serving Long Term Stayers:**



# Village Centre, Brewer – Second largest passive house in North America upon completion in 2016. Blended supportive housing.



# Elm Terrace, Portland – LEED Platinum Historic Rehab. Blended supportive housing.

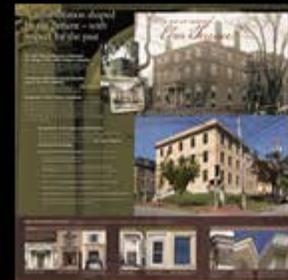


**Partnerships**

CH2M partnered with Mercy Health System bringing the McAuley Residence – a 25 year old successful program serving vulnerable populations – to the residents of Elm Terrace.

The McAuley Residence is a unique and comprehensive support program for 17 individuals (and their children) who have faced significant challenges. Services in the McAuley Residence are wide-ranging and highly collaborative, and they include support from traditional community providers such as Counselors and the Department of Justice, and new traditional support such as private banks helping with money management education and benefits and meal preparation experts teaching weekly classes.

There are about 15 different whole life supports that complement wellness and personal living services. Since the McAuley Residence is a two-year program, every year Elm Terrace can expect to pull about 7-8 more people from vulnerability to permanent stability through this innovative collaboration.



# Danforth on High, Portland – 55 and older populations. Blended supportive housing. 50% Long Term Stayers.





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