



Maine Homeless System Re-Design Initiative

*Affordable and Supportive Housing Workgroup
Session #1*

December 4, 2020



Today's Agenda

Topic	Time
Introductions	1:30-1:40
Initiative Overview	1:40-1:50
Housekeeping (future meetings)	1:50-1:55
Expectations and Goals: <ul style="list-style-type: none">• Sessions (1-5) Overview• Goal: 200 units• Group is time limited and goal oriented	1:55-2:05
SH Overview	2:05-2:15
Workgroup Discussion	2:15-2:55
Next Steps	2:55-3:00

What are the goals of Homeless System Re-Design Initiative?

- Identifying the problems relating to housing and homelessness statewide.
- Strategize solutions to maximize resources, identify new resources and improve coordination.
- Engage mainstream services and sectors outside the housing/shelter network.
- Jumpstart the affordable/supportive housing pipeline.
- Conduct a needs and cost analysis.
- Collectively design a data-informed, person-centered homeless response system and plan to end homelessness.

What Interviews and Data Tell Us So Far...

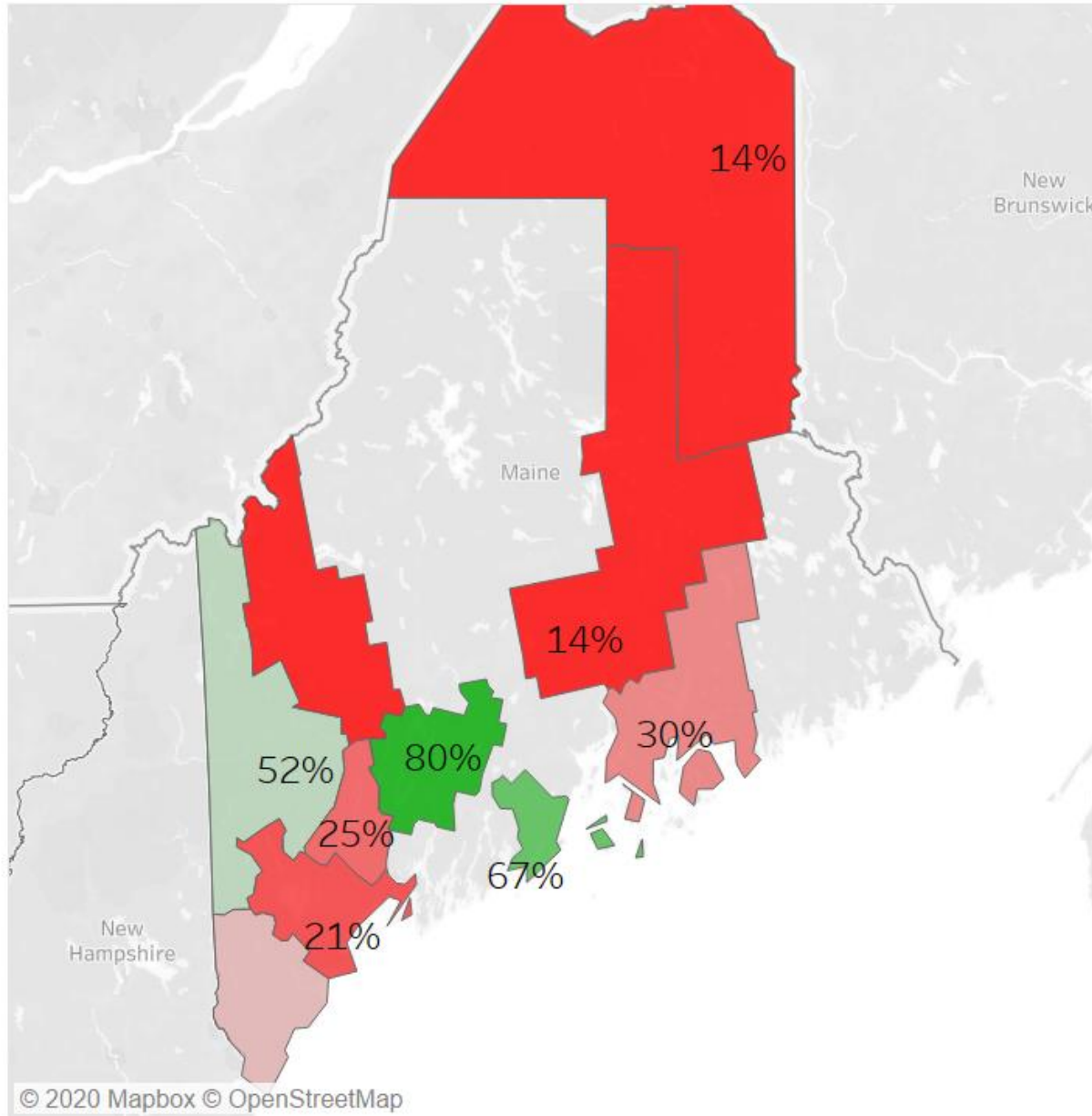


- **Vacancy rates are relatively healthy throughout Maine, however providers and clients report an inability to secure housing and utilize existing vouchers.**
- **Addressing the Needs of People Who Experience Homelessness for the First Time**
 - 74% of people (n=5145) entering emergency shelter, transitional housing and SH were entering for the first time
- **Onset of COVID 19 has halted housing placements**
- **The role of housing navigators is key in supporting housing placements**

KEY HOUSING AND SHELTER METRICS BY COUNTY

Counties	Total # of Housing Related 211Calls	# of Shelters	Total Shelter Beds	2019 Clients Served in Shelter	Average nights per client	Average Shelter Utilization	# of PSH Units	# of TH Units	# of OPH	Rental Vacancy Rate
York	81	2	53	331	48	78.6%	231	81	0	6.80%
Cumberland	193	7	510	3748	60	83.5%	537	40	0	4.80%
Androscoggin	61	2	22	102	80	67.6%	50	64	0	3.10%
Franklin	11	1	16	81	46	64.5%	0	0	0	8.10%
Oxford	36	3	44	227	51	71.5%	27	0	0	23.20%
Knox	13	1	22	72	97	87.3%	12	0	7	6.20%
Lincoln	2	0	-	-	-	-	-	0	0	5.90%
Sagadahoc	13	0	-	-	-	-	26	0	0	7.00%
Waldo	8	0	-	-	-	-	-	13	0	4.30%
Kennebec	99	3	103	593	57	92.7%	69	16	38	5.80%
Somerset	25	0	-	-	-	-	15	6	0	5.10%
Penobscot	71	3	135	990	42	83.7%	329	80	0	6.80%
Piscataquis	4	0	-	-	-	-	-	10	0	3.10%
Hancock	13	4	57	224	65	64.8%	21	34	0	6.20%
Washington	5	0	-	-	-	-	-	0	0	8.10%
Aroostook	11	2	47	162	32	31.1%	-	70	0	10%
	646						667	1079		

Positive Exits from Shelter by County



% of positive exits from shelter
14% 80%

HUD PERFORMANCE MEASURE:

Average % of people with successful exits to permanent destinations (**e.g housing**) from shelter

National Average= 42%

Northeast = 46%.

Only 2 counties in Maine meet this standard based on current data.

Proposed Schedule of Future Workgroup Sessions

DATE	TOPICS
Session 1 12/4/20 1:30pm - 3pm	Discuss current PSH programs. Identify and troubleshoot barriers.
Session 2 1/8/21 1:30 – 3pm	Identify and leverage the necessary resources including capital, operating and service funding. Discuss coordination among funding streams.
Session 3 2/5/21 1:30 -3pm	Building coordination capacity between developers and service providers.
Session 4 3/5/21 1:30 -3pm	Discussion of housing models and funding mechanisms for integrated PSH. The role of municipalities in development.
Session 5 4/2/21 1:30 -3pm	Targets, timelines and evaluation metrics. Integration with broader system re-design efforts.

Goals and Expectations for this Working Group

- *The Supportive and Affordable Housing Workgroup* is charged with advising and working with Mainehousing and CSH on the creation of a 200 unit statewide supportive and affordable housing pipeline. Using analysis completed during the Homeless System Redesign Initiative, the Workgroup will apply the findings to a broad supportive and affordable housing statewide development strategy.



Level- Setting: What is Permanent Supportive Housing?

Supportive housing combines affordable housing with wrap-around services that help people who face the most complex challenges to live with stability, autonomy and dignity.

Supportive Housing is not:

- ☐ Treatment
- ☐ Transitional
- ☐ Licensed community care
- ☐ Contingent on service participation or other conditions (such as sobriety)

Discussion: Current Supportive Housing Programs

- What type of SH? Integrated/100% SH

"single purpose SH" is successful. Service \$ are hardest to secure.

MaineHousing Recovery Residence program

Affordability to the lowest income is very limited

No one source that is comprehensive

Project-based section 8

Project-based vouchers for 4-9% projects would benefit rural communities

- Common funding sources?

Medicaid Innovation tenancy support services ("homeless health home" model). Low barrier, targeted PSH for highest need individuals.

Value-based contract models, serving complex individuals. Housing is a critical component.

How do we organize around outcomes?

PSH is impossible to sustain on philanthropy alone. Public financing response is needed.

QAP awards additional points for elderly housing

Definition of supportive services is different across programs. Long-term operating funds.

Overall lack of project-based vouchers. Some parts of the state its impossible.

Discussion: Barriers and Opportunities

- Capital, Operating and Service Funding
- Population-specific barriers
- Economies of scale
- RFP
- Integrating Supportive Housing
- Service Provider availability and funding
- COVID related funding

Next Steps





THANK YOU