



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...

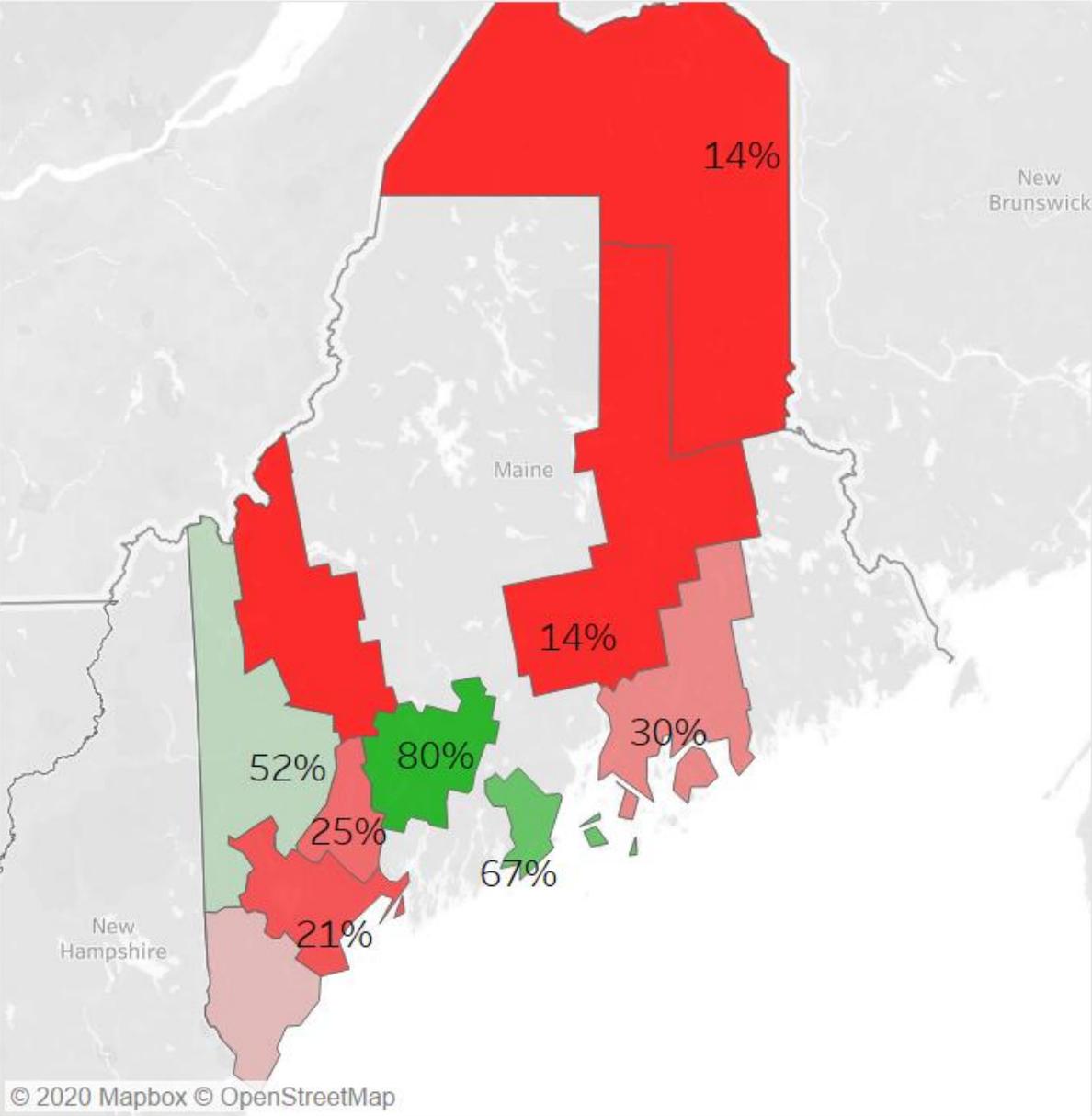


- **Vacancy rates are relatively healthy throughout Maine, however providers and clients report an inability to secure housing and utilize existing vouchers.**
- **Addressing the Needs of People Who Experience Homelessness for the First Time**
 - 74% of people (n=5145) entering emergency shelter, transitional 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 211 Calls | # 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



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

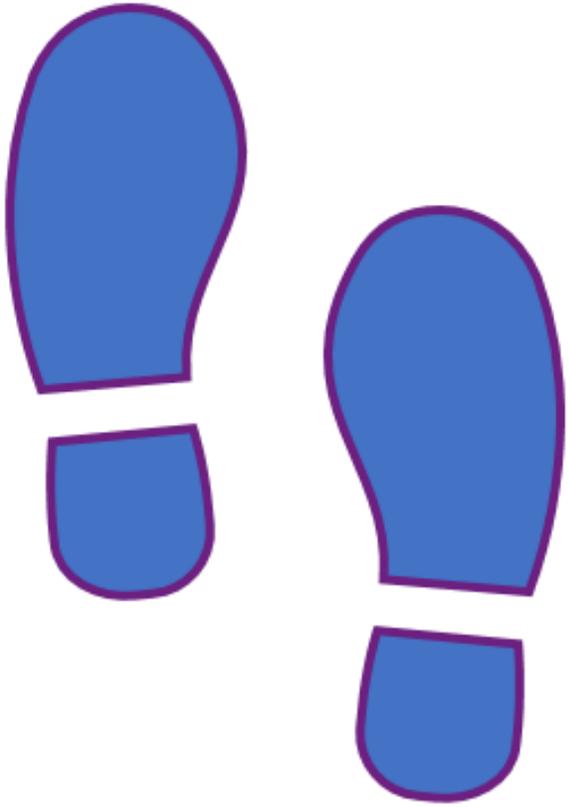
Definition of supportive services is different across programs. Long-term operating funds.

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