



Maine Homeless System Re-Design Initiative

*Affordable and Supportive Housing Workgroup
Session #3*

February 5, 2021



Today's Agenda

Topic	Time
Introductions and Housekeeping	1:30-1:45
Revisiting our Workgroup Goals and Purpose	1:45-2:00
Review and prioritization of Matrix/Feedback	2:00-2:30
Development Sensitivity Analysis	2:30-2:50
Questions or Feedback	2:50-3:00

Schedule of Remaining Workgroup Sessions

DATE	TOPICS
<p>Session 1 12/4/20 1:30pm - 3pm</p>	<p>Discuss current PSH programs. Identify and troubleshoot barriers.</p>
<p>Session 2 1/8/21 1:30 - 3pm</p>	<p>Identify and leverage the necessary resources including capital, operating and service funding. Discuss coordination among funding streams.</p>
<p>Session 3 2/5/21 1:30 -3pm</p>	<p>Discussion of housing financing models (LIHTC, HTF, capitalized operating reserves, 811, integrated models, QAP, impact funds, hospital investment) and funding mechanisms for integrated PSH. Revisiting goals and purpose of the Workgroup and presenting draft summary of recommendations/feedback for comment. Sensitivity analysis discussion.</p>
<p>Session 4 3/5/21 1:30 -3pm</p>	<p>Building coordination capacity between developers and service providers. Begin drafting recommendations and action steps for short and long terms goals.</p>
<p>Session 5 4/12/21 1:30 - 3pm</p>	<p>Final draft of plan and recommendations for unit creation including targets, timelines and evaluation metrics. Discussion of integration with broader system</p>

The image shows several sheets of architectural blueprints rolled up and scattered on a light-colored surface. The blueprints feature various technical drawings, including floor plans and sections, with numerous numerical dimensions and annotations. The drawings are rendered in black lines on a light background, typical of architectural plans. The sheets are partially unrolled, showing different parts of a project.

Revisiting our Purpose and Goals

MaineHousing has contracted with Corporation for Supportive Housing for two objectives:

- 1) A re-design of the homelessness response system in Maine (*ongoing work with the Statewide Homeless Council*)
- 2) Technical Assistance in support of the creation of 200 new units of Affordable/Supportive Housing and a longer-term action plan/recommendations on building a housing pipeline.

In support of Objective 2, this workgroup was assembled to discuss the needs and gaps around housing creation in Maine and to draft recommendations and immediate action steps on the creation of the 200-unit target.

What have we learned thus far?

<input checked="" type="checkbox"/> Notes/Questions	Potential Action Item / How	
	<input checked="" type="checkbox"/> is this accomplished	<input checked="" type="checkbox"/> Timeline
	Main funders of PBV? Would working to increase partnerships with PHAs be helpful?	
compliance issues across	What parties are responsible for these programs?	
	Who is currently funding? Any other potential funders?	
source for operating,		
s? Policy approach.	Is there a system in place to collect data? Who identifies the outcomes?	
	What parties need to come to	



What is missing?
Additional Feedback?

Sensitivity Analysis

Goal:	160 Affordable Units			
	40 Supportive Housing Units			
Cost Assumptions				
Capital				
	Total Development Cost	\$ 188,754	per unit	
Services				
	Household Service Cost	\$ 7,500	per year	
Operations				
	Yearly Operating Subsidy	\$ 9,745	per year	
Need		Year 1 (2023)	Year 2 (2024)	Year 3 (2025)
Unit Type	Affordable Housing Units	100	60	
	Supportive Housing Units	20	20	
	Total	120	80	
Analysis		Year 1 (2023)	Year 2 (2024)	Year 3 (2025)
	Total Affordable Housing Capital Cost	\$ 18,875,400	\$ 11,325,240	\$
	Total Affordable Housing Operating Cost	\$ 974,500	\$ 1,559,200	\$ 1,559
	Total	\$19,849,900	\$ 12,884,440	\$ 1,559

Next Steps





THANK YOU