



Shaw House theshawhouse.org

Reaching Maine's Homeless Youth

November 7, 2017

Maine Continuum of Care
c/o Scott Tibbitts
Maine State Housing Authority
353 Water Street
Augusta, Maine 04330

Re: Bangor Waterworks / HUD Project ME01B401006

Dear Members of the Continuum of Care:

This is a request from Shaw House and Waterworks Development, LP. for the modification of commitments made in the development of the Waterworks project in Bangor, Maine which opened in 2007. The project consists of 35 units and was developed in part with funding under the McKinney-Vento Homeless Assistance Act. Ten of the units were required to be maintained and operated as supportive housing. Of these, seven were for residents defined as "homeless" and three for residents defined as "chronically homeless."

Operational funding for supportive housing services was provided until April 30, 2017. This funding has not been renewed and there is little prospect for future renewal or for substitute sources of funding.

We request that the commitments be changed so that the project will be in compliance with all HUD services requirements by providing a Resident Services Coordinator ("RSC") to the residents of the project for 20 hours per week.

As support for this request, we note that the overall service delivery system in Maine has changed in the ten years since Waterworks opened. Approximately 50% (17 of 35) of the Waterworks residents currently have case managers at the time that they become residents and continue to be serviced by those caseworkers while in housing; this has been consistent over time. Of the 10 homeless units, 8 are occupied and 5 of these clients have their own case managers and had them at move-in.

The RSC will make referrals to case management providers for any tenants who require such services and/or do not have their own case managers.

The RSC will be able to effectively connect tenants with service providers and assure that residents receive available services best suited to their personal needs. Waterworks has used the proposed RSC system for providing services since the end of supportive services funding on April 30. The results have been good. The RSC has been providing services for 30 hours per week. We propose to transition to 20 hours per week gradually over the next six months while paying particular attention to the level of service for the ten McKinney-Vento units.

Also, it has proven difficult to find suitable residents for the three units presently dedicated to the "chronically homeless". At present, only one of those units is rented and the other two have been vacant for an extended time because of the difficulty in finding residents who meet the "chronically homeless" criterion and are suitable for the property despite substantial and ongoing efforts. We propose that these

three units be the subject of a preference for the chronically homeless rather than set aside for the chronically homeless. The property's management plan and documents would be changed to provide a preference that would include the use of the area's long-term stayers list as a resource to identify potential chronically homeless residents who would then be evaluated under the property's tenant selection plan. If good faith efforts did not result in any chronically homeless individuals becoming residents, the project could then rent the unit to another individual meeting the homeless definition. We believe this change is in keeping with more recent guidance from HUD regarding prioritization of units for chronically homeless persons, rather than the more restrictive language for dedicated unit.

Finally, as a separate requirement, the project HUD documents required that Shaw House or its subsidiary, Shaw House Development Corporation, remain the general partner of Waterworks Development, L.P. which owns the project. They desire to transfer the general partnership interest to The Caleb Foundation, Inc. or its affiliate and request that the requirements be modified to permit this transfer.

The Caleb Foundation is a 25 year old nonprofit affordable housing organization committed to creating, managing and preserving affordable housing throughout New England that is respectful and contributes positively to the lives of Caleb's residents. As the owner and/or manager, Caleb provides clean, safe, quality housing ensuring all residents the opportunity to live with dignity and respect. Understanding that poverty often leads to challenges in other areas of life, Caleb staff help residents access supportive services in the larger community and facilitate educational and community building opportunities onsite.

There are now 23 Caleb communities totaling over 1700 units and over 4000 people calling a Caleb property home. Our residents include elderly people aging in place, families, disabled adults, older youth preparing to leave foster care to transition into adulthood and new immigrants. Programs we make possible include ESL and GED programs, personal finance and budgeting classes, health and nutrition programs, summer and school vacation programs to support classroom gains for our school age residents, literacy programs for all ages and resident directed social programs that strengthen the community connections between residents fostering a supportive community.

Thank you for considering this request. Please contact us if more information is needed.

Yours truly,

A handwritten signature in black ink that reads "Sally Tardiff". The signature is written in a cursive, flowing style.

Sally Tardiff

Executive Director, Shaw House