Innovation in Developing Permanent Supportive Housing

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Case Studies of Projects Developed

• Stoney Pointe Commons Phase I and Phase II
  • Challenges to this project (and any project)
    • Funding
    • Design
    • Construction
    • Operations
Funding

• Phase I
• Approximately $11,650,000
  • $9,500,000- Federal Tax Credits
  • $1,000,000- Federal Home Loan Bank
  • $300,000- Ohio Housing Trust Fund
  • $100,000- Summit County HOME Funds
  • $250,000-City of Akron HOME Funds
  • $500,000-Ohio Department of Mental Health and Addiction Services (OHMAS)
  • Project Based Vouchers for rent subsidies
Phase I Design Considerations

- Single point of entry
- Vestibule that would allow verification of visitors by front desk staff
- Clear Lines of Site to community room, both hallways, and common area
- Separation of management and social services
- Hard Surface throughout
- Hot room

Phase I Construction Costs

- Cost of construction was about $110 per square foot
Continuous Exterior Insulation

Sight Lines
Large Community Room

Hard Surfaces Throughout
Challenges

• Skilled Labor Shortage
• Several Layers of middle margin project markups
• Weather delays
• Current booming Construction industry
• These factors cause escalating Construction Costs!

We can do this better!

• How can we get good, fast, AND cheap?

• More efficient
• Less Cost
• Higher Quality
• Faster
• Safer
Summary

• We will be building modular projects approximately 5-10% less cost than traditional projects.
• We will build the project approximately 30-40% faster
• We are able to provide a much higher level of quality than on site construction methods.
• We are building projects totally non combustible instead of wood framed.