

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









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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





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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.

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