

New Approaches to Housing our Heroes



Cabin in the Woods - Chelsea, ME

A Case Study

October 21, 2019
NCHSA Annual Conference



MaineHousing
MAINE STATE HOUSING AUTHORITY

Cabin in the Woods

- Only facility in Maine that provides homes for both male and female veterans. A few of the units are occupied by families.
- All units are occupied, and tenants have told MaineHousing how happy they are to live in a beautiful place with easy access to a VA medical center





“It’s the best thing that’s ever happened to me.”

– Ernie, Resident of Cabin in the Woods



Togus Campus

- Constructed on the Togus U.S. Department of Veteran Affairs (VA) campus in Chelsea, Maine
- Campus has a Medical Center, a Regional Veterans Administration Office, and National Cemetery - serving U.S. military veterans since the Civil War
- Agreement with the VA – 75 year lease





The Cabins

- Formerly homeless veterans in 21 individual cabins 16 one-bedroom and 5 two-bedroom cabins
- Separate cabin for office and community space.
- State bill requiring agreement between VOA and the VA - government will provide services to the veterans at the project and require VOA to enter into an agreement with any veteran living at the facility detailing what services they will be eligible for
- Maine's Bureau of Veterans Services has oversight of the project and conducts quarterly site inspections
- Homes fully stocked with linens, dishes, and furniture purchased through donations
- Cooperation of mission-driven developers, financiers, construction crews, supportive staff, and volunteers



Partnerships



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Cabin in the woods brought together:

- Nonprofit developer and service provider
- Two federal government agencies
- The State Housing Finance Agency
- Private foundations
- Private sector financial investment



Funding Sources

- FedHOME
- MaineHousing Interest only Mortgage
- Taxable Bond Proceeds
- Sponsor Loan – VA
- Sponsor Loan – VOANNE
- Sponsor Loan – Home Depot
- Deferred Fee
- LIHTC Equity









Contacts

- <https://www.voanne.org/citw>
- To donate:
 - <https://www.voanne.org/buy-a-brick>
 - <https://www.voanne.org/bench>
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