

# Permanent Supportive Affordable Housing at 50 Oriol Drive

November 16, 2022



# Welcome & Introductions - Staff



Jennifer Schanck-  
Bolwell

Executive Director of  
WCHR



Andy Howarth

Director of Development  
& Financing



Allison Lee

Senior Project Manager



Mazin Al-Khamees

Project Manager

# Welcome & Introductions - Partners



Owner, Developer,  
Manager



Service Provider



Technical Assistance,  
Coalition Building,  
and Support

# Agenda

- Housing Challenges
- The Solution
- What Happens When People Become Housed
- Opportunity - Hotel Conversion
- Activities Over the Past 12 Months
- Building Plan
- Ongoing Operating and Services Plan
- Next Steps and Timeline
- Questions

# Housing Challenges in Worcester

- High rents
- Low vacancy
- Increase in people experiencing homelessness

**Table 16: Rent Burdened Households**

	Worcester		Massachusetts	
	#	%	#	%
<b>Total Renter Households</b>	41,962		992,088	
<b>Rent Burdened</b>	21,191	50.5%	459,028	46.3%
<b>Severely Rent Burdened</b>	10,735	25.6%	227,165	22.9%
<b>Not computed</b>	2,940	7.0%	54,659	5.5%

Source: ACS, 2016-2020

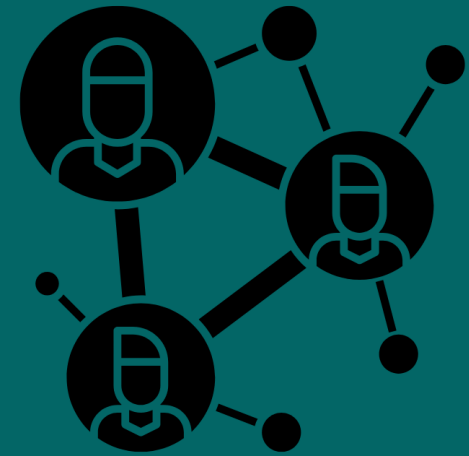
# What Happens When People Become Housed

- Gain better access to medical care
- Able to address substance issues
- Get adequate nutrition
- Reconnect with family and friends
- Become part of the community



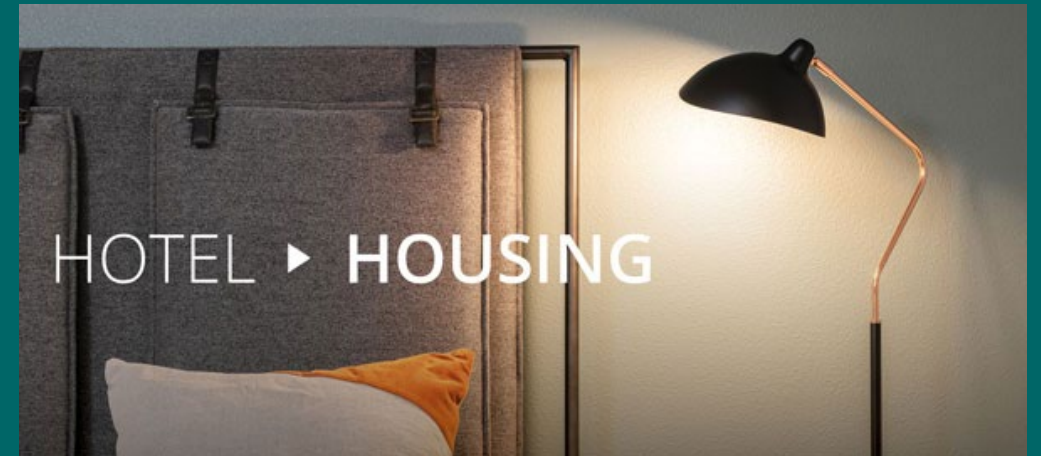
# Activities Over the Past 12 Months

- Researched best practices
- Received technical assistance from experts in the field
- Met with individual and small group stakeholders
- Visited and researched other programs



# Opportunity – Hotel Conversion

- Hotel Conversions have become a model across the country
- More cost effective and have faster timelines
- 50 Oriol Drive provides this opportunity in Worcester





# Building Plan

- Purchase and rehabilitation of the Quality Inn Hotel & Suites
- Convert into permanent supportive housing with 57 one-bedroom apartments and 33 studio apartments, reducing the number of units from 114 to 90.
- Exterior and interior upgrades will take place, including the conversion of the pool area into a community garden and overall increased accessibility

# Ongoing Operating & Services Plan

- Operations will be through WCHR for professional property management
- Apartment tenants will sign a lease and pay a portion of their income towards rent
- Eliot Community Human Services will provide supportive services based on long standing experience and best practices
- Building will have 24/7 staffing, including overnight security
- Partnerships with other service providers to address various needs

# Next Steps & Timeline

(Timeline Subject to Change)

- Continue to meet with stakeholders
- Anticipate Planning Board on 11/30
- Secure all financing (by Summer 2023)
- Construction 6-9 months
- Begin lease up of units with full lease up during 2024



# Resources

- Information about Permanent Supportive Housing: <https://link.edgepilot.com/s/ca808bf4/0uCJhZvWh0GE7V5nKWcwcg?u=https://files.hudexchange.info/resources/documents/Housing-First-Permanent-Supportive-Housing-Brief.pdf>
- Information about hotel conversion projects: [https://link.edgepilot.com/s/658207e7/mnm5ugh93E\\_-GPr1EYyy\\_Q?u=https://endhomelessness.org/resource/hotels-to-housing-case-studies/%23:%27E:text=Over%2520the%2520course%2520of%2520the%2Cconverting%2520them%2520into%2520perma%2520housing](https://link.edgepilot.com/s/658207e7/mnm5ugh93E_-GPr1EYyy_Q?u=https://endhomelessness.org/resource/hotels-to-housing-case-studies/%23:%27E:text=Over%2520the%2520course%2520of%2520the%2Cconverting%2520them%2520into%2520perma%2520housing)
- Other supportive housing projects, of similar size, that might be of interest:
  - Commons at Buckingham in Columbus, OH. 100-unit property, with 75 set aside for PSH - [CSH Case Study \(2012\)](#), [Project Profile \(2016\)](#)
  - The Domenech in Brooklyn. 72-units for older adults, 72+ y.o. - [CSH Case Study \(2012\)](#), [Property Website \(2022\)](#)
  - Mission Creek Senior Community in San Francisco. A mix of 130+ units, with 51 designated for PSH - [CSH Case Study \(2012\)](#), [Project Proposal \(2006\)](#)
  - San Marco Apartments in Duluth, MN. 70-units for PSH- [CSH Case Study \(2012\)](#), [Property Website \(2022\)](#)
  - Lantern Group's Amber Hall in the Bronx. 85 units for PSH - [Property Website \(2022\)](#), [Consumer Success Story \(2016\)](#)

# Questions?



# Contact Information

Jennifer Schanck-Bolwell

Executive Director

[jsbolwell@wchr.org](mailto:jsbolwell@wchr.org)

508-799-0322 ext. 114

Allison Lee

Senior Project Manager

[alee@wchr.org](mailto:alee@wchr.org)

508-799-0322 ext. 109

Andy Howarth

Director of Development &  
Financing

[ahowarth@wchr.org](mailto:ahowarth@wchr.org)

508-799-0322 ext. 102

Mazin Al-Khamees

Project Manager

[mmerza@wchr.org](mailto:mmerza@wchr.org)

508-799-0322 ext. 106

