



# Tucker's House

MaineHousing's First Recovery Housing Program Project

March 21, 2023



**MaineHousing**  
MAINE STATE HOUSING AUTHORITY

# MaineHousing

- Since 1969
- 190 employees
- \$2B bank, AA+ bond rating
- Oversee LIHTC, HTF, HOME-ARP, ESG-CV, CDBG-CV19, HCVs, LIHEAP
- 3600 affordable units, 85 projects, \$1.2B in Total Development Cost in current pipeline





# Tucker's House

*Where women can heal.*

- North Bridgton, Maine
- Housing for 10 women in recovery
- Developer is the manager
- 11 member board
- Started on another site...







# Tucker's House

*Where women can heal.*

- 250 year-old brick cape with pond and lake access
- Needed very little work
- Very cooperative owners



# Program Information

- Request for Proposals
- Competitive but subjective scoring
- Welcomed all ideas – partners know better
- Construction oversight
- 15 year affordability
- Required some accessibility
- MARR/NARR Certification



# Challenges

- Low amount of funding - \$900K TOTAL!
- Lack of interest - funding
- Inexperienced developer – we had faith!
- Inexperienced Contractor
  - Section 3 requirements
  - Proper requisitions
  - Contracts aren't important
- No expertise on our part – new program



# General Awesomeness

- Works well in rural areas
  - Less expensive real estate
  - Community support
- BA relationship
  - Speaking to the school about addiction and recovery
  - Students come shovel snow!
- Old hotel – free furniture
- Wall signatures
- Clothes
- Yoga
- Community!



# Information

- <https://mainehousing.org/programs-services/housing-development/developmentdetails/recovery-housing-program>
- <https://www.tuckershousedbridgton.org/>
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