

### ABOUT CINNAIRE

Since 1993, Cinnaire has invested \$4.2 billion to revitalize communities, resulting in more than \$7.3 billion in community impact. A non-profit CDFI certified by the U.S. Department of Treasury, Cinnaire has supported **717 housing developments**, **provided 47,000 affordable apartment homes** and **created or retained more than 65,000 jobs**. Headquartered in Lansing, MI, with offices in five states, Cinnaire provides access to investment funding, lending options, and title services that support community and economic development, creating stable, sustainable and vibrant communities.



IN MICHIGAN, WHERE 2,729 PEOPLE DIED IN 2017 FROM OVERDOSES AND 1,941 WERE OPIOID-RELATED, A NEW INITIATIVE SEES A SOLUTION IN PERMANENT SUPPORTIVE HOUSING.

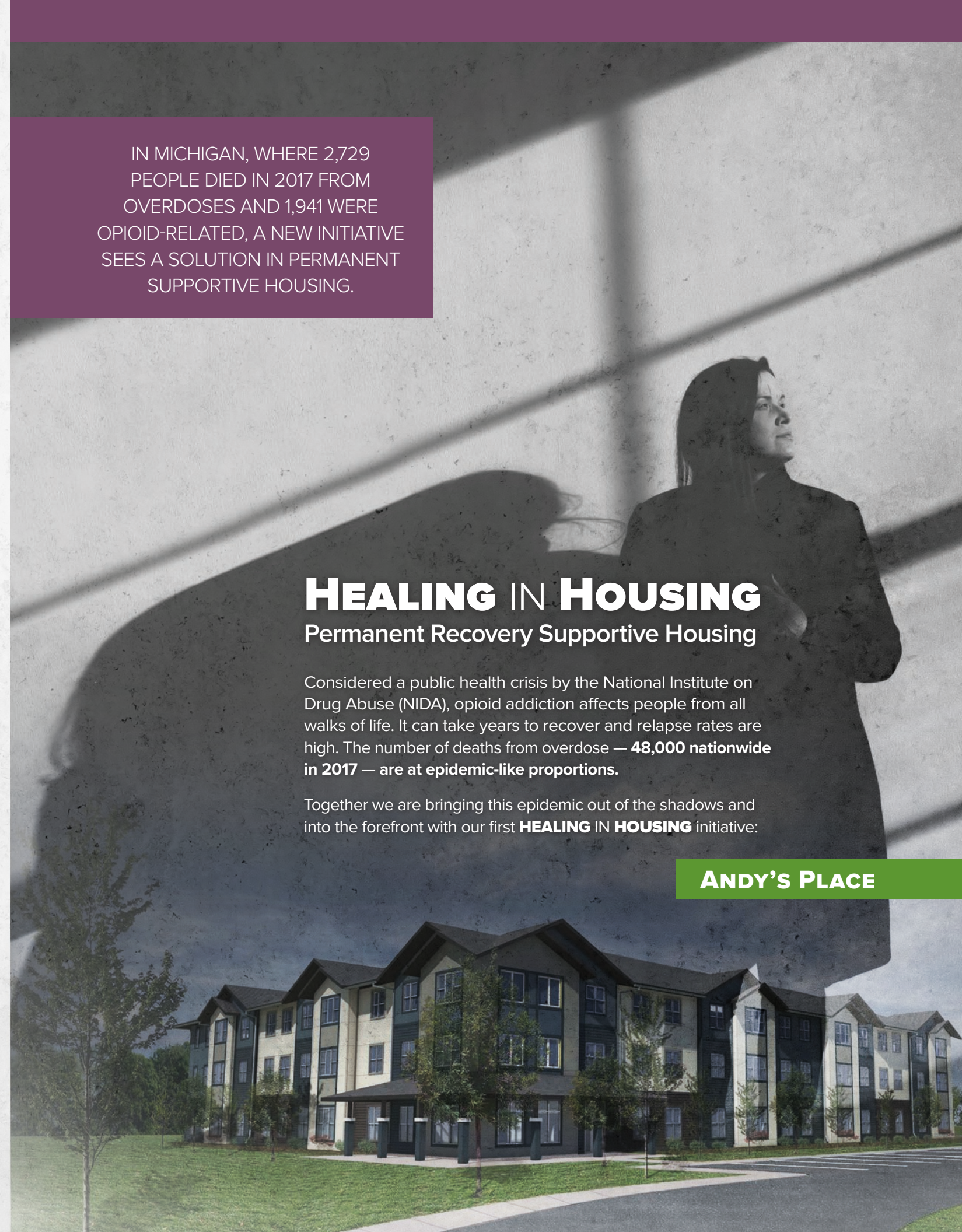
## HEALING IN HOUSING

### Permanent Recovery Supportive Housing

Considered a public health crisis by the National Institute on Drug Abuse (NIDA), opioid addiction affects people from all walks of life. It can take years to recover and relapse rates are high. The number of deaths from overdose — **48,000 nationwide in 2017** — are at epidemic-like proportions.

Together we are bringing this epidemic out of the shadows and into the forefront with our first **HEALING IN HOUSING** initiative:

**ANDY'S PLACE**







“We’ve learned housing is a major issue in the success of recovery for the opiate community. Addicts have a very tight knit social structure that’s hard to break. Removing them from trigger environments gives their brains a chance to heal and can be very effective in long-term recovery.”

— Judge Harvey Hoffman,  
Michigan Drug Courts



# HEALING IN HOUSING

## Permanent Recovery Supportive Housing

The Permanent Recovery Supportive Housing Initiative was created in response to the opioid crisis in Michigan. The idea was born to a longtime recovery advocate who lost his son to heroin addiction. The **Michigan Association of Treatment Court Professionals (MATCP)** championed his idea. And a collaboration between the **Michigan State Housing Development Authority (MSHDA)**, the **Michigan Department of Health and Human Services (MDHHS)**, the **Governor’s Office**, and community development leader **Cinnaire**, advanced the program from concept to reality.

### HALTING THE REVOLVING-DOOR

For more than 30 years, the **Michigan Drug Courts** have proven to be a successful approach to curbing relapse and recidivism rates for drug and alcohol offenders. Treating addiction as a disease rather than a criminal issue, the courts provide continuous and comprehensive interventions, treatments, and services to help people stay on a path to sustained sobriety with judicial supervision.

During the history of the courts, judges have found one of the biggest obstacles to successful recovery is housing. People in treatment often return to environments they lived in while using, triggering relapse.

“Changing an environment is so important, and a lot of other amenities go along with this. Supportive recovery housing is not just about housing people; it’s about giving them real opportunity to survive.”

— Mike Hirst, Father and Recovery Advocate



ANDY HIRST

January 8, 1986 — May 17, 2010

### ENVISIONING A SUPPORTIVE SPACE

Andrew Hirst passed away from a heroin overdose in 2010, inspiring his father Mike Hirst to start a nonprofit foundation called Andy’s Angels that supports families dealing with addiction and promotes innovations in recovery.

Knowing rates of relapse in traditional 30-, 60-, or 90-day treatment programs are as high as 80 percent and that the human brain can take years to fully heal from long-term drug use, Mike conceived the idea of creating supportive recovery housing to give people space and time to completely break the addiction cycle.

Working with the Michigan Association of Treatment Court Professionals, he proposed the idea to MSHDA, MDHHS, and the Governor, delivering a convincing proposal and plan. In 2018, MSHDA, Michigan Courts, Cinnaire and Hirst announced the founding of **Andy’s Place**, a supportive recovery housing facility for opioid addiction recovery in **Jackson, Michigan**.

### DEVELOPING A PLACE TO HEAL

Andy’s Place in Jackson, MI is the first of several permanent supportive recovery housing projects planned in Michigan to address recovery holistically. Developer **Milner and Caringella, Inc.** plans for Andy’s Place to offer 39 one-bedroom apartments for individuals referred by the courts along with a separate building with 11 two-bedroom apartments to house families. Research has shown that a key component to successful recovery is the restoring of families and the program provides the opportunity to keep families together in a safe environment. Rent will be based on income. Individuals without an income don’t have to pay.

Andy’s Place will also offer onsite supportive services including case management and recovery program funded and managed by the Drug Court and recreational and life skills programs, including financial health and employment classes, sober and wellness activities, a greenhouse, and an area to create music. The Community Action Agency of Jackson, the development partner, will provide job training and employment services through collaboration with local business owners and manufacturers.

“Permanent housing plays a critical role in long-term recovery. Addiction recovery success is 3.5 times the national average when permanent housing is connected to supportive social services and job training. Milner & Caringella have been involved in developing 300+ units of recovery housing in Minnesota.”

— Mitch Milner, CEO, Milner & Caringella

## ANDY’S PLACE



### BUILDING AND FINANCING INNOVATION

As a community development financial institution (CDFI) that leads in affordable housing finance and development across Michigan and eight other states, Cinnaire and its CEO Mark McDaniel have been a champion of Andy’s Place from the beginning.

**“This is a very personal effort for me. I have seen first hand the positive impact of a treatment court with permanent supportive housing available. It saved a loved one’s life.”** — Mark McDaniel

In early 2017, MSHDA created two task forces to launch Andy’s Place. One focused on financing and housing issues; one on planning supportive services. **Judge Hoffman** and **Mike Hirst** led the supportive services efforts. Cinnaire took the lead on housing and rallying support for the project, working with federal and state legislators; retaining a qualified developer; identifying real estate or land meeting specific criteria and underwriting and developing a financial model to attract investors.

Bringing more than 25 years of knowledge and on-the-ground experience, the CDFI closely guided Andy’s Place through different stages of financing and development. This included helping the developer submit a Low-income Housing Tax Credit application to MSHDA, which successfully earned the project a nine percent tax credit award. Additionally, of the project’s \$12 million total cost, Cinnaire and an investor will provide \$10.9 million in tax credit equity. And Cinnaire will provide asset management and compliance services for Andy’s Place when it opens.

“Supportive housing is a known strategy, but what we’re doing is taking the model and twisting it to serve folks who are suffering from opioid addiction and trying to recover.”

— Mark McDaniel, CEO, Cinnaire



“The number one lesson I’ve learned is you need to fully engage the community. You need to engage treatment people, medical people, law enforcement, elected officials, hospitals. You need to find a spark plug, you need to find a leader.”

— Judge Hoffman