

Andy's Place: Michigan's First Permanent Supportive Recovery Housing Model

Andy's Place - Jackson, Michigan

Funding Highlights

- Total Development Cost: \$13 million
- Low-Income Housing Tax Credit (Housing Credit): \$10.9 million
- Michigan Housing Trust Fund: \$1 million

Project Highlights

- Provides stable housing for individuals and families in addiction recovery
- Offers on-site recovery services, job training, and life skills programs
- Rent based on income; no cost for those without income
- First-of-its-kind Permanent Supportive Recovery Housing Model for opioid use disorder

Andy's Place in Jackson, Michigan, is a pioneering permanent supportive housing development offering a holistic response to the opioid crisis. Through the federal Low-Income Housing Tax Credit (Housing Credit) program, this first-of-its-kind initiative provides safe, stable housing paired with recovery services for individuals and families impacted by opioid use disorder.

Developed by Milner and Caringella, Inc. in partnership with Community Action Agency, Andy's Place opened in 2020 with 39 one-bedroom units for individuals and 11 two-bedroom apartments for families, all referred by Michigan's Drug Treatment Courts. Rent



is income-based, and individuals without income are not required to pay—ensuring housing stability regardless of financial circumstances.

The LIHTC program was essential in financing the construction and operation of Andy's Place, allowing the development team to leverage private capital for a deeply mission-driven purpose. In addition to housing, residents benefit from a comprehensive slate of supportive services, including recovery programs, case management, financial literacy and employment classes, recreational and wellness activities, a greenhouse, and a creative space for arts and music.

Andy's Place emerged from a unique partnership among recovery advocates, Michigan's drug courts, Cinnaire, MSHDA, and the Governor's Office. It now stands as a powerful example of how thoughtful collaboration and targeted resources like Housing Credit can create long-term solutions to substance use disorders. The Andy's Place model is being replicated in multiple other markets.

Andy's Place II – Permanent Supportive Housing for Families Impacted by Addiction

Andy's Place II - Jackson, Michigan

Funding Sources

- Low-Income Housing Tax Credit (Housing Credit): \$8.1 million
- State of Michigan Community Projects Fund: \$1.5 million
- HUD Federal Community Project Funding Grant: \$300,000
- Total Development Cost: \$11.2 million

Project Highlights

- Provides 26 affordable homes for families in addiction recovery
- Expands access to vital on-site recovery and support services
- Affordable to households earning at or below 30% and 50% of area median income
- Keeps families together while supporting long-term stability and sobriety

Andy's Place II, also known as The McDaniel Apartments, marks the second phase in Michigan's pioneering Permanent Supportive Recovery Housing (PSRH) model in Jackson, MI. Made possible by the Low-Income Housing Tax Credit (LIHTC), the development provides 26 affordable apartments—15 one-bedrooms and 11 two-bedrooms—for pregnant women and families with infant children in addiction recovery. These units will be affordable to households earning at or below 30% and 50% of the area median income (AMI), with Project-Based Housing Choice Vouchers ensuring residents pay no more than 30% of their income toward rent.



LIHTC financing plays a critical role in making Andy's Place II possible, enabling the construction of supportive housing integrated with wraparound services. These include on-site case management, recovery support meetings, employment and financial literacy programming, Head Start services, and 24-hour security.

Referrals to the development are coordinated through licensed addiction recovery providers. Unlike Phase I, which focused on court-ordered treatment residents, Phase II broadens access to recovery housing for families engaged in treatment, regardless of court involvement.

Named in honor of Cinnaire CEO Mark McDaniel for his commitment to recovery support, Andy's Place II builds on the success of its nationally recognized predecessor to deliver hope, housing, and healing—strengthening families and creating the foundation for long-term recovery.