Rebuilding Lives Updated Strategy
Columbus and Franklin County, Ohio

Estimating Need for Housing Supports

Prepared for:
Rebuilding Lives Updated Strategy Steering Committee

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Types of Housing Supports

Permanent Supportive Housing (PSH)
PSH is affordable housing tied to supportive services aimed at helping tenants to maintain housing stability and achieve personal goals in areas including mental and physical health, recovery from substance use, employment, and community integration. Tenants receive a lease and are afforded all legal rights of tenancy. Housing can either be located at a single site (i.e. multiple units located at a single building or apartment development) or can be scattered throughout the community.

Long-Term Rent Subsidies
Long-term rent subsidies provide a monthly supplement to offset tenant rent burden. They can be permanent or transitional in nature but are intended to provide rent support for a minimum of six months and may or may not have an individualized time limit. They can be set at a fixed dollar amount or can fluctuate based on an affordability standard to fill the gap between affordable and actual rent (e.g. the subsidy pays the difference between 30% of tenant income and actual rent). Subsidies can be used as an incentive for employment and other desired tenant outcomes. They can be provided either as a stand alone service or can be coupled with the provision of transitional supports.

Short-Term Rent Subsidies and One-Time Relocation Assistance
Like long-term subsidies, short-term rent subsidies provide a monthly supplement to offset tenant rent burden. They are distinguished from long-term subsidies in that the length of time for which the subsidy is provided is limited to six months or less. One-time relocation assistance helps households relocate from shelter to permanent housing. The assistance may cover one-time move-in expenses e.g. first month rent, security deposits, rent or utility arrears, purchase of basic household goods and furniture or other expenses related to moving.

Need Estimate for Single Adults

Permanent Supportive Housing (PSH)

It is estimated that Columbus needs a total stock of **2700 units** of permanent supportive housing targeted to homeless single adults. The current stock consists of about 1300 targeted units. For the vacancies generated through normal turnover to be sufficient to service new demand, an additional 1400 units would need to be developed or targeted.

The need estimate for PSH for single adults is based on these assumptions:
- PSH is a limited and costly resource and should be reserved for clients who consume the most shelter resources and those with the most intensive service needs. Approximately 700 single homeless adults annually need PSH to resolve their housing crisis. This represents:
  - 50% of episodically homeless adults[i] (those who are disabled)
  - 75% of chronically homeless adults (those who are disabled)
  - 75% of unsheltered adults (those who are disabled)[ii]
- Demand for shelter among homeless single adults will remain at current levels.
- Units designated to serve single homeless adults become available annually based on a local turnover rate of 26%. Thus, 2700 units will generate approximately 700 unit vacancies annually.

Long-Term Rent Subsidies

It is estimated that Columbus needs **430 long-term rent subsidies annually** for homeless single adults. There are currently no long-term subsidies targeted to homeless singles.

The need estimate for long-term rent subsidies for single adults is based on these assumptions:
- Long-term subsidies, though less costly than PSH, are still a limited and expensive resource and should be reserved for clients whose needs are not intensive enough to warrant PSH but who require more than short-term or one-time assistance. This represents:
  - 25% of chronically homeless people (those who are not disabled)
  - 50% of episodically homeless people (those who are not disabled)
  - 25% of unsheltered homeless singles (those who are not disabled)[iii]
- Demand for shelter among homeless single adults will remain at current levels.

Short-Term Rent Subsidies and One-Time Relocation Assistance

It is estimated that Columbus needs enough funds to enable **650 single adults annually** to obtain short-term rent subsidies and one-time relocation assistance. Existing funding serves 550 singles. Additional funding to serve 100 homeless single adults annually is needed.

The need estimate for short-term rent subsidies and one-time relocation assistance for single adults is based on these assumptions:
- Short-term subsidies and one-time supports are the least costly intervention, and should be offered to households whose needs are not intensive enough to warrant PSH or long-term subsidies but who require some support to exit the shelter system rapidly. This represents:
  - 24% of transitionally homeless single adults (those who remain in shelter for more than 2 weeks)[1]
- Demand for shelter among homeless single adults will remain at current levels.

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[1] Estimates for length of stay in shelter among the transitionally homeless are based on a survival curve analysis performed by UPenn.

Need Estimate for Families

Permanent Supportive Housing (PSH)
It is estimated that Columbus needs a total stock of **150 units** of permanent supportive housing targeted to homeless families. There are currently about 150 targeted units, so no additional development or targeting is required for the vacancies generated through normal turnover to be sufficient to service new demand.

The need estimate for PSH for families is based on these assumptions:
- o   PSH is a limited and costly resource and should be reserved for families who consume the most shelter resources and those with the most intensive service needs. Approximately 35 homeless families annually need PSH to resolve their housing crisis. This represents:
  - –   5% of homeless families (those who have multiple barriers to housing stability)[iv]
- o   Demand for shelter among families will remain at current levels.
- o   Units designated to serve homeless families become available annually based on a local turnover rate of 26%. Thus, 150 units will generate approximately 40 unit vacancies annually.

Long-Term Rent Subsidies
It is estimated that Columbus needs **135 long-term rent subsidies** annually for homeless families**.** Presently, resources exist to provide 30 families annually with long-term rent subsidy (up to 18 months).

The need estimate for long-term rent subsidies for families is based on these assumptions:
- o   Long-term subsidies, though less costly than PSH, are still a limited and expensive resource and should be reserved for clients whose needs are not intensive enough to warrant PSH but who require more than short-term or one-time assistance. This represents:
  - –   20% of homeless families (those who remain in shelter for 8 weeks or more)[v]
- ○   Demand for shelter among homeless families will remain at current levels.
- ○   Some Tier II shelter units that are leased from private owners will be converted to "rolling stock" units with short or long term transitional services for families who eventually assume the lease for the unit.

Short-Term Rent Subsidies and One-Time Relocation Assistance
It is estimated that Columbus needs up to **500 short-term rent subsidies and one-time assistance** annually for homeless families**.** Resources exist to provide 470 families annually with short-term rent subsidies and one-time relocation assistance.

The need estimate for short-term rent subsidies and one-time relocation assistance for families is based on these assumptions:
- ○   Short-term subsidies and one-time supports are the least costly intervention, and should be offered to households whose needs are not intensive enough to warrant PSH or long-term subsidies but who require some support to exit the shelter system rapidly. This represents:
  - –   42% of homeless families (those who remain in shelter between 2 and 8 weeks)[vi]
- ○   Demand for shelter among homeless families will remain at current levels.
- ○   Some Tier II shelter units that are leased from private owners will be converted to "rolling stock" units with short or long term transitional services for families who eventually assume the lease for the unit.

[i] The assumptions used in this methodology are derived from a cluster analysis performed by UPenn using local HMIS data which has identified three distinct patterns of shelter use among homeless single adults:

> *Transitionally Homeless -* Most homeless single adults experience short-term, temporary homelessness and make sustained and independent exits from shelter.
> *Episodically Homeless –* Some homeless single adults use shelter off and on over several years.
> *Chronically Homeless -* A small subset of homeless single adults stay in shelters for extended periods of time.

[ii] Research shows that only 25% of unsheltered adults never use shelter. Hence, most unsheltered people are already counted in the episodic, transitional, or chronic cohorts, and we only count those who are not otherwise captured.

[iii] Excludes the 75% of unsheltered adults who are estimated to have a history of shelter use and are otherwise accounted for in the methodology.

[iv] UPenn research in Philadelphia and Massachusetts showed approximately 5% of families experience multiple barriers to housing stability. Multiple barriers were defined in the study as having at least 2 of these 3 barriers: a psychiatric inpatient stay, a substance abuse inpatient stay, or a child with a foster care placement.

[v] Estimates for length of stay in shelter among homeless families are based on a survival curve analysis performed by UPenn.

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