

# HOUSING NOW

A HOUSING SOLUTION  
FOR HOMELESSNESS



**END UTAH  
HOMELESSNESS**  
Salt Lake Valley

PRESENTED BY THE  
SALT LAKE VALLEY COALITION  
TO END HOMELESSNESS

# Strengthen the Economic Health of Our Community

Hundreds of cumulative years of homelessness have affected the economy and wellness of our community

We have an opportunity that we haven't seen before, and may ever see again to **make lasting change**

**Now** is the time to improve the lives of all those in the County through strategic investments in housing, supportive services and financial stability

# Homelessness is a housing crisis

People who experience homelessness often need other **support and services** as do many other community members

We know that a **significant investment** in deeply **affordable housing** will result in **stability for families, reduced reliance on Homeless Resource Centers and a thriving community** across Salt Lake County and the State of Utah

# Initiative Overview

**draft  
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**2,950 housing units are currently needed to house those who are sheltered and unsheltered. Each year, we will need approximately 1,400 units to meet projected estimates.**

**To provide the housing that is needed today will cost approximately \$415 million with \$200 million needed each year following. This includes increased rental assistance and vouchers. \$1.5 to \$3 million will be needed annually to cover additional case management.**

**Housing units are a combination of:**

- **Permanent Supportive Housing**
- **Rapid Rehousing**
- **Purpose Built Shared Housing**
- **Deeply Affordable Housing**
- **Permanently Subsidized Housing**

**A strategic plan that provides housing through the construction of new units, acquisition and rehabilitation of existing units, conversion of existing properties, and locating individual units throughout Salt Lake Valley.**

**Is funded through a combination of private and public resources, such as the American Rescue Plan Act funding. HOUSINGNOW leverages community supports and services.**

# HOUSING TYPES

HOUSING NOW has identified 5 types of housing that when built will address the various needs of those experiencing homelessness.

Housing needs range from subsidized without services to complete services or financial assistance.

**Permanent Supportive Housing:** subsidized rental units that can be located in a single building or in smaller, scattered sites in the community; reserved for people who have been chronically homeless

**Rapid Re-Housing:** units in the standard rental market, subsidized by short-term rental assistance

**Purpose Built Shared Housing:** rental units that share common areas, kitchens, bathrooms, etc. with rent geared towards 30% AMI or less (such as SRO's)

**Deeply Affordable Housing:** rental units that can be apartments, homes, smaller multi-family with rent geared towards 40% AMI or less (such as tiny homes, ADU's)

**Permanently Subsidized Housing:** rental units that can be apartments, homes, smaller multi-family and subsidized through long-term vouchers

**draft  
version**

# HOUSING NEEDS

Short-Term  
Rental  
Subsidy

Long-Term  
Rental  
Subsidy

Affordable  
Rent--No  
Subsidy

Short-Term  
Services

Long-Term  
Services

Permanent Supportive Housing



Rapid Re-Housing



Purpose Built Shared Housing



Deeply Affordable Housing



Permanently Subsidized Housing



# HOUSING NOW

## HOUSING AND SERVICE TARGETS--CURRENT NEED

HOUSING AND SERVICE TARGETS--CURRENT NEED						
TYPE OF HOUSING NEEDED		Units	Rental Assistance or Vouchers	Case Management	Case Management Cost	Medicaid Funding
Permanent Supportive Housing Units	Singles	450	\$5,856,120	38	\$1,350,000	\$675,000
	Families	150	\$2,214,143	18	\$495,000	\$247,500
Rapid Rehousing Units	Singles	825	\$7,520,634	19	\$720,000	\$360,000
	Families	275	\$3,270,842	6	\$180,000	\$90,000
Shared Housing Units (Purpose Built)	Singles - 30% AMI	200	0	4	\$180,000	\$90,000
Deeply Affordable Housing Units	Singles - 30% AMI	675	0	0	0	0
	Families - 40% AMI	225	0	0	0	0
Permanently Subsidized Housing Units (S8, HCV)	Singles	112	112 vouchers	0	0	0
	Families	38	38 vouchers	0	0	0
<b>TOTAL</b>		<b>2950</b>	<b>\$18,861,739</b>	<b>85</b>	<b>\$2,925,000</b>	<b>\$1,462,500</b>

**draft version**



# HOUSING NOW

## HOUSING AND SERVICES TARGETS--YEAR 1

TYPE OF HOUSING NEEDED		Units	Rental Assistance or Vouchers	Case Management	Case Management Cost	Medicaid Funding
Permanent Supportive Housing Units	Singles	210	\$2,732,856	14	\$630,000	\$315,000
	Families	70	\$1,033,267	5	\$225,000	\$112,500
Rapid Rehousing Units	Singles	388	\$3,536,977	8	\$360,000	\$180,000
	Families	130	\$1,546,216	2	\$90,000	\$45,000
Shared Housing Units (Purpose Built)	Singles - 30% AMI	98	0	2	90,000	45,000
Deeply Affordable Housing Units	Singles - 30% AMI	315	0	0	0	0
	Families - 40% AMI	105	0	0	0	0
Permanently Subsidized Housing Units (S8, HCV)	Singles	52	52 vouchers	0	0	0
	Families	18	18 vouchers	0	0	0
<b>TOTAL</b>		<b>1386</b>	<b>\$8,849,316</b>	<b>31</b>	<b>\$1,395,000</b>	<b>\$697,500</b>

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# HOUSING NOW

## HOUSING AND SERVICES TARGETS--YEAR 2

HOUSING AND SERVICES TARGETS--YEAR 2						
TYPE OF HOUSING NEEDED		Units	Rental Assistance or Vouchers	Case Management	Case Management Cost	Medicaid Funding
Permanent Supportive Housing Units	Singles	210	\$2,732,856	14	\$630,000	\$315,000
	Families	70	\$1,033,267	5	\$225,000	\$112,500
Rapid Rehousing Units	Singles	388	\$3,536,977	8	\$360,000	\$180,000
	Families	130	\$1,546,216	2	\$90,000	\$45,000
Shared Housing Units (Purpose Built)	Singles - 30% AMI	98	0	2	90,000	45,000
Deeply Affordable Housing Units	Singles - 30% AMI	315	0	0	0	0
	Families - 40% AMI	105	0	0	0	0
Permanently Subsidized Housing Units (S8, HCV)	Singles	52	52 vouchers	0	0	0
	Families	18	18 vouchers	0	0	0
<b>TOTAL</b>		<b>1386</b>	<b>\$8,849,316</b>	<b>31</b>	<b>\$1,395,000</b>	<b>\$697,500</b>

# HOUSING NOW

## HOUSING AND SERVICES TARGETS--YEAR 3

TYPE OF HOUSING NEEDED		Units	Rental Assistance or Vouchers	Case Management	Case Management Cost	Medicaid Funding
Permanent Supportive Housing Units	Singles	210	\$2,732,856	14	\$630,000	\$315,000
	Families	70	\$1,033,267	5	\$225,000	\$112,500
Rapid Rehousing Units	Singles	388	\$3,536,977	8	\$360,000	\$180,000
	Families	130	\$1,546,216	2	\$90,000	\$45,000
Shared Housing Units (Purpose Built)	Singles - 30% AMI	98	0	2	90,000	45,000
Deeply Affordable Housing Units	Singles - 30% AMI	315	0	0	0	0
	Families - 40% AMI	105	0	0	0	0
Permanently Subsidized Housing Units (S8, HCV)	Singles	52	52 vouchers	0	0	0
	Families	18	18 vouchers	0	\$1,395,000	0
<b>TOTAL</b>		<b>1386</b>	<b>\$8,849,316</b>	<b>31</b>	<b>\$2,790,000</b>	<b>\$697,500</b>

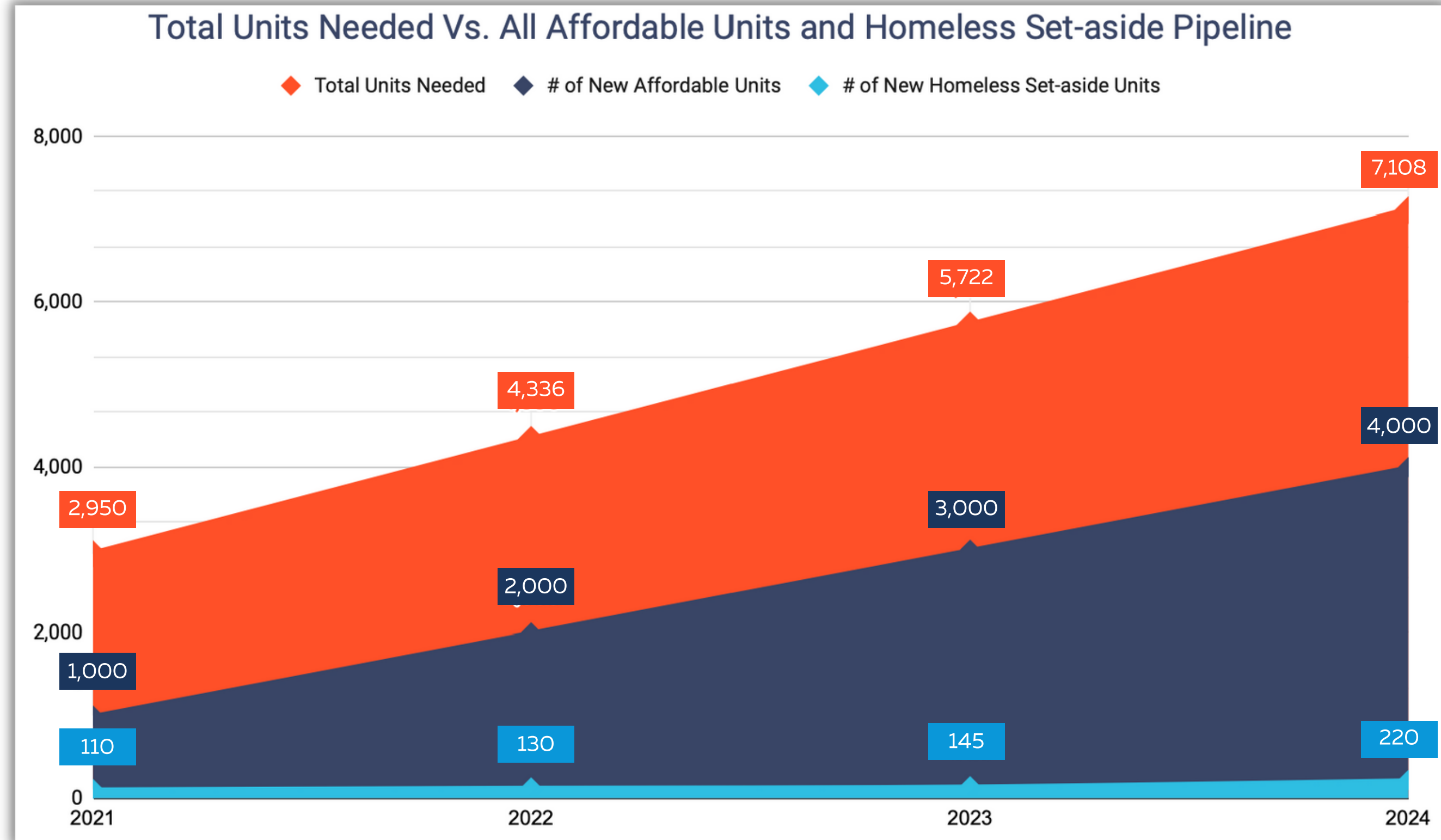
# Current Funding Tools Aren't Enough to Meet the Need

Currently, there are 2,950 units needed and 1,386 projected each year after (orange line).

The dark blue line shows the current average of how many affordable units are estimated to come online over that time period. This reflects all affordable units (tax credit and other sources) anticipated to be added within Salt Lake County.

The light blue line shows how many new homeless set aside units are projected to 2024. The gap between the need of 7,108 and the homeless set aside for 2024 is 6,888.

A substantial increase in funding, over and above the current level of Low Income Housing Tax Credits and other sources, is needed to meet the demand for deeply affordable and permanent supportive housing.



**draft version**

# Strengthening Our County's Economic Health

The cost to address the current need is significant, but if we make this commitment now, **the cost is reduced** in the years that follow. If we don't make this upfront investment, **costs will increase year over year.**

# HOUSINGNOW

## FINANCING PLAN

The Financing Plan for HOUSINGNOW is based on projections and estimates from HMIS and the Coordinated Entry System.

These amounts do not include existing funding, yearly PSH set asides or the proposed Medicaid requests.

These projections are subject to change due to variances in existing funding, needs changing, etc.

	PHYSICAL UNITS				SUBSIDIZED		TOTALS
	Permanent Supportive Housing	Shared Housing	Rapid Re-Housing	Deeply Affordable	Rapid Re-Housing	PH Subsidized	
<b>Unit Allocation</b>							
New	700	164	600	1000			2464
Acq/Rehab	500	250	400	700			1850
Hotel/Motel Conversion	240		127	460			827
Scattered Site		80	200				280
<b>Total Units</b>	<b>1440</b>	<b>494</b>	<b>1327</b>	<b>2160</b>	<b>1327</b>	<b>360</b>	<b>7108</b>
<b>Costs</b>							
New	\$175,000,000	\$41,000,000	\$150,000,000	\$250,000,000			\$616,000,000
Acq/Rehab	\$70,000,000	\$35,000,000	\$56,000,000	\$98,000,000			\$259,000,000
Hotel/Motel Conversion	\$33,600,000	\$0	\$17,780,000	\$64,400,000			\$115,780,000
Scattered Site	\$0	\$2,400,000	\$6,000,000	\$0			\$8,400,000
Subsidy					\$13,018,534	\$3,531,780	\$16,550,314
<b>Total Costs</b>	<b>\$278,600,000</b>	<b>\$78,400,000</b>	<b>\$229,780,000</b>	<b>\$412,400,000</b>	<b>\$13,018,534</b>	<b>\$3,531,780</b>	<b>\$1,015,730,314</b>





## Fully funded, HOUSINGNOW:

- provides every person and family a housing option
- frees up capacity in the emergency shelter system countywide
- ends a community housing crisis
- leverages community supports and services

# Housing First Gets Results

**draft version**

\* Salt Lake County Point in Time Data

\*\* University of North Carolina at Charlotte  
Housing First Study

\*\*\* Salt Lake County Jail Data

96%

Housing First residents stay in their home in Salt Lake County\*

This success rate relieves pressure on homelessness services system and other systems that intersect, such as criminal justice and healthcare

53%

Drop in emergency room visits from those who are Housing First residents. \*\*

58%

Reduction in arrests and incarcerations of Housing First residents. \*\*

35%

Decrease of mental health symptoms of Housing First residents \*\*

37%

The reduction of Housing First residents using any drugs. \*\*

\$

In 2020, due to Covid restrictions, there was an average of 300 individuals who identified as homeless each night.

It costs approximately \$107 per night to keep an individual in jail.

Using 2020 numbers, that is \$32,100 or \$11,716,000 per year. \*\*\*

A 58% decrease in incarcerations in Salt Lake County would save nearly \$5,000,000 annually.



# Recommendations

- Using American Rescue Plan funding, create a Low-Income Housing Fund that provides long-term, deferred affordable financing
- Require any city receiving American Rescue Plan funding to contribute to the Low-Income Housing Fund
- Provide incentives for landlords to lease units to people experiencing homelessness
- Government entities (cities, county, State) contribute public-owned property for development of low-income housing
- Access State Medicaid funds for services and supportive housing case management
- Create an ongoing funding source for low-income housing such as linkage fees, recording fees, etc.

**draft version**

# HOUSING NOW

## M E T H O D O L O G Y

**draft version**

Housing pipeline data provided by Housing Connect and Salt Lake County

Population estimates, housing needs, rental assistance numbers provided by the Homeless Management Information System, Point-in-Time Count, Coordinated Entry, The Road Home and other service providers

Construction cost estimates provided by Housing Connect and Community Development Corporation of Utah

# Commitments

- Placement of tenants into available housing within 30 days
- Provide better housing results data
- Right-size services and supports so that those in housing can succeed
- Be actively engaged in communities where our clients live
- Be responsible stewards of all allocated funding with a commitment to reach the housing goals outlined in HOUSINGNOW

# HOUSING NOW

**Housing is the solution to homelessness**

**Together, we can Strengthen the  
Economic Health of our County**

**NOW is the time**