



SPRINGFIELD/CLARK COUNTY
HOMELESSNESS TASK FORCE
STRATEGIC RECOMMENDATIONS

NOVEMBER 2023

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ACKNOWLEDGMENTS

The list of resources below illustrates the adage that *'it takes a village'* to address the unique and demanding needs of serving the homeless. Thank you to the service providers, housing providers, homeless shelter providers, local governments, and funders below. I am sure that this list of resources is not exhaustive and apologize for any omissions.

- City of Springfield
- Clark County Combined Health District
- Clark County/Land Bank
- COHHIO
- Community Health Foundation
- Crabill Foundation
- Dept. Jobs & Family Services
- Habitat For Humanity
- Homefull
- Nehemiah Foundation
- Neighborhood Housing Partnership
- OIC of Clark County
- Project Woman
- Salvation Army
- Sheltered, Inc.
- Springfield Metropolitan Housing Authority
- Springfield Foundation
- St. Vincent DePaul
- United Way

I. Background

Springfield, Ohio is not exempt from the devastating consequences of homelessness. Echoing trends across the country, the Covid 19 Pandemic resulted in an explosion of unsheltered individuals and families. In 2022, Sheltered Inc. assisted 1,474 with emergency shelter. As agency shelter capacity was not available to meet this housing need, providers pivoted, utilizing local hotels. Fortunately, local, state, and federal funding was made available to fund contracts with these hotels. However, without the availability of suitable and affordable housing, employment, childcare, and health care, many hotel residents had extended lengths of stay resulting in costs of hundreds of thousands of dollars per month.

The crisis of homelessness during the pandemic resulted in a coming together of stakeholders comprised of housing providers, service providers, government, philanthropic, and faith-based community organizations to form the Springfield/Clark County Homelessness Task Force. The task force is charged with **assessing local capacity** and **producing a set of strategic goals** to strengthen our community's response to housing and homelessness. On November 10, 2022, task force members participated in a SWOT analysis resulting in the following top priorities: 1) housing inventory; 2) coordinated entry/collaboration; 3) SMHA community involvement and capacity; 4) data collection; and 5) landlord participation.

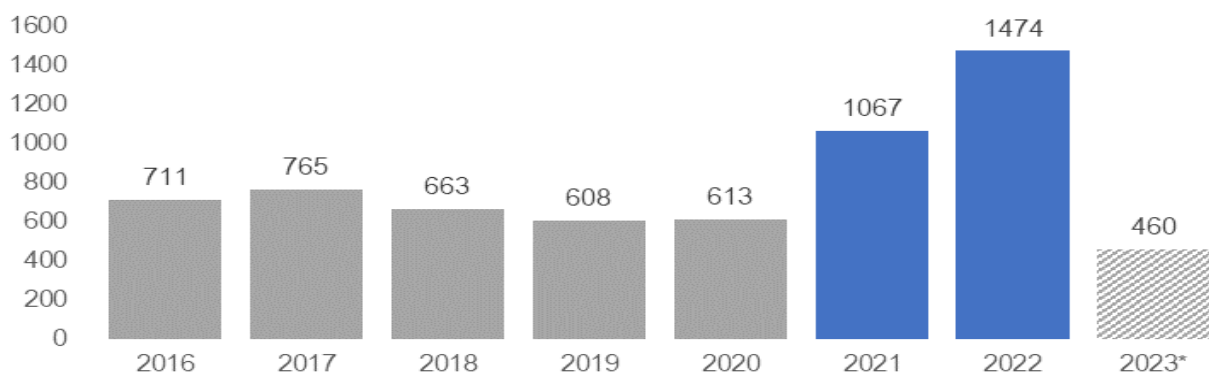
As of 10/16/23, 139 individuals were sheltered by Homefull and Sheltered Inc. and 88 were on a waiting list (wait list per Sheltered Inc.). While this reduction in demand is a welcome respite, the crisis has made visible the emotional, spiritual, and economic costs of homelessness and solutions will demand the utmost commitment from leadership. The recommendations in this report are based on available information and are pragmatic strategies meant to build capacity in our homelessness service delivery system.

II. Homelessness Trends

The number of persons served in emergency shelters was somewhat consistent until the pandemic. By 2022, the number more than doubled.

The number of persons served in Emergency Shelters in Clark County drastically increased in 2021 and 2022.

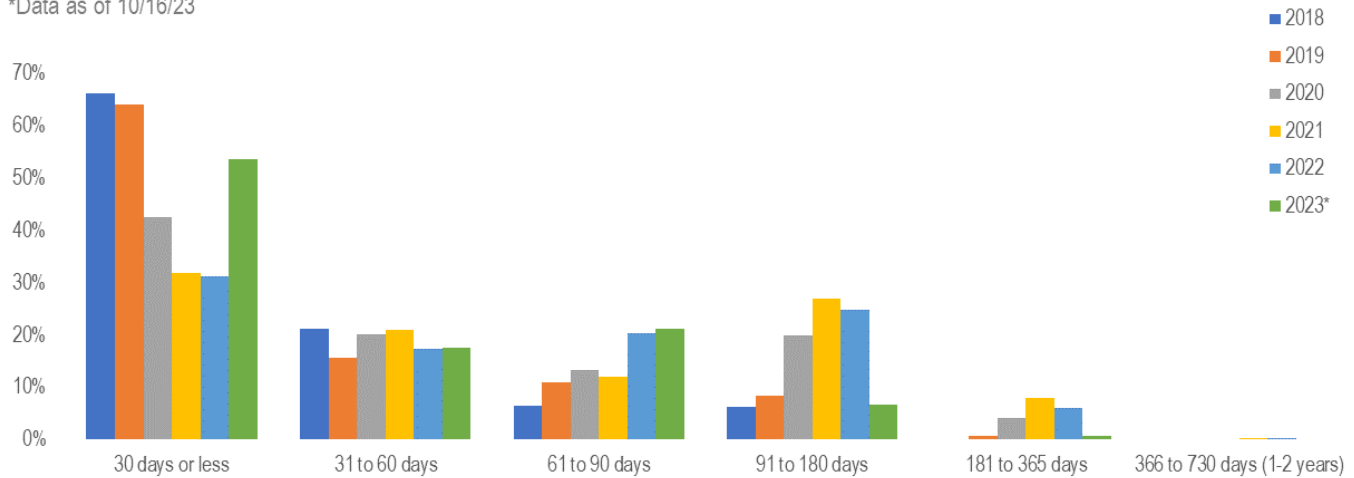
*Data as of 10/16/2023



Apart from the pandemic, the majority utilized shelter for 30 days or less. By 2023, only 8% were sheltered for more than 90 days.

Length of Participation in Emergency Shelter

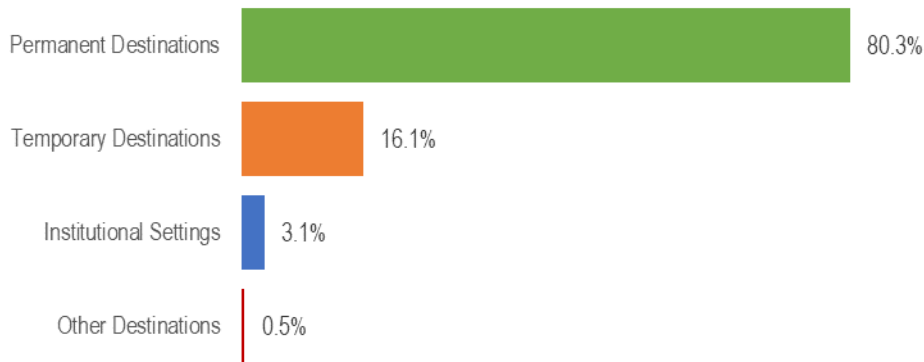
*Data as of 10/16/23



Case management is essential in transitioning individuals and families out of shelter. On average, over 80% moved to a permanent destination.

On average, most Emergency Shelter clients moved to permanent destinations upon exit.

2018-2022



III. Ohio Balance of State Continuum of Care (BoS CoC)

With the goal of transitioning individuals and families out of homelessness, a collaborative effort between service agencies and housing providers is required. This effort, or Continuum of Care, is defined by HUD and is a primary source of funding for cooperating agencies.

A Continuum of Care (CoC) is a geographically based group of representatives that carries out the planning responsibilities of the U.S. Department of Housing and Urban Development's (HUD) CoC Homeless Assistance Program. These representatives come from organizations that provide services to people experiencing homelessness.

The Ohio Balance of State Continuum of Care (BoS CoC) represents the 80 non-urban counties in Ohio. The Ohio Development Services Agency's Office of Community Development (ODSA) and the Coalition on Homelessness and Housing in Ohio (COHHIO) serve as the lead staffing agencies and co-chairs of the Steering Committee for the Ohio BoS CoC. ODSA serves as the Ohio BoS CoC Collaborative Applicant (submits the annual consolidated CoC Application) while COHHIO serves as the Housing Management Information System (HMIS) Lead Agency. HMIS is a software application designed to record and store client-level information on the characteristics and service needs of homeless persons. An HMIS is typically a web-based software application that homeless assistance providers use to coordinate care, manage their operations, and better serve their clients.

In the summer of 2014, the Ohio BoS CoC Board adopted a Governance Charter that outlines how the Ohio BoS CoC will be organized, how decisions are made, and how the CoC will ensure it meets all requirements under the CoC Program. (*Ohio Balance of State Continuum of Care* information per COHHIO website).

Locally, Clark County participates in BoS CoC Region 15, which includes housing providers, shelter providers, service providers, and governmental representation in Clark and Greene counties.

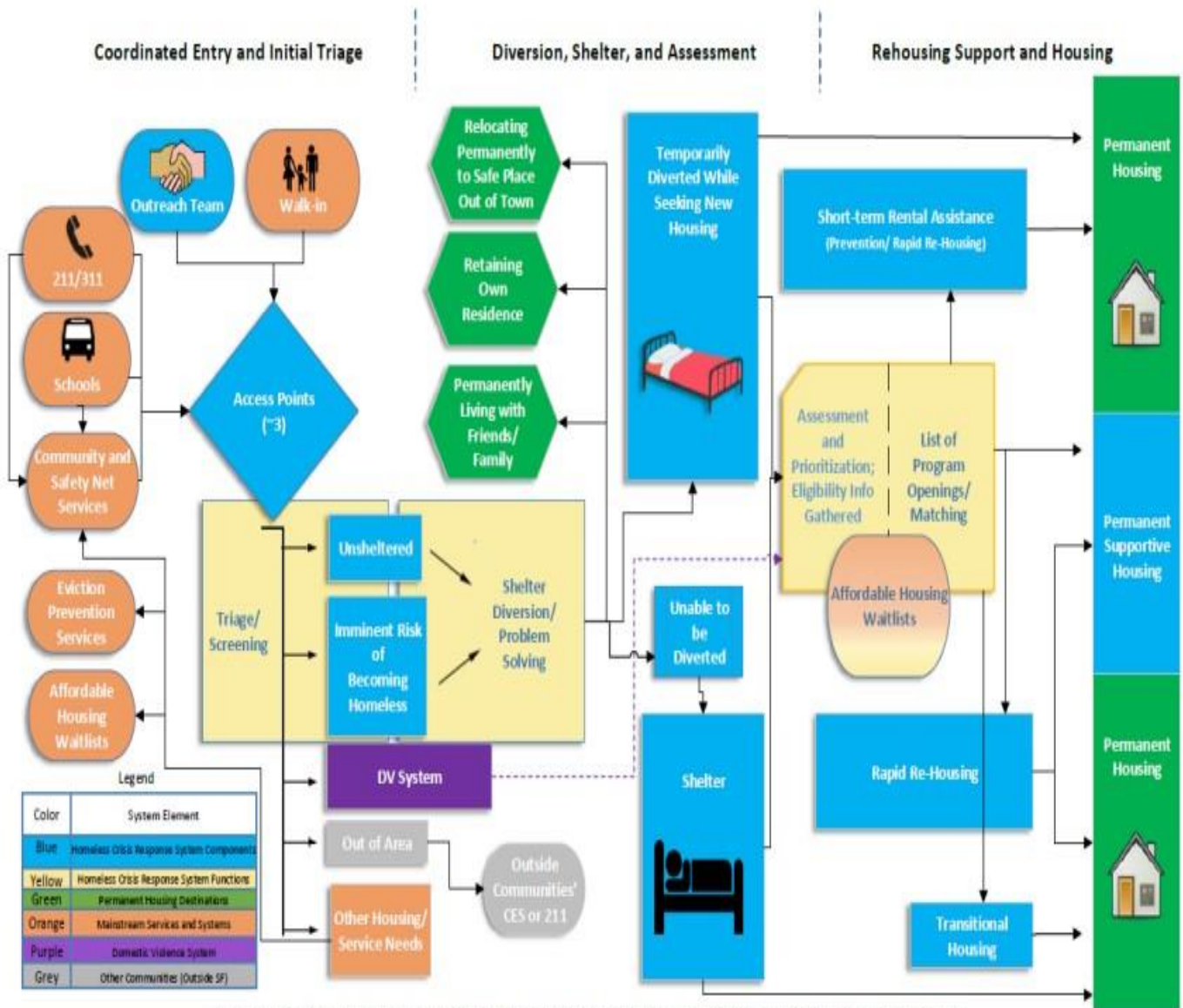
IV. Coordinated Entry

Coordinated entry is a process developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs.

The need for improved collaboration was a recurring theme identified by service providers participating in the SWOT planning process. In response, a bimonthly Homelessness Task Force/Housing Collaborative meeting was established to bring funders, housing and service providers, faith community, schools, and interested parties to learn, educate, share, and problem solve around issues of homelessness. A Case Managers Roundtable meets on alternate months to support the unique needs of 'front line' staff.

Those experiencing homelessness often have challenging circumstances which may include mental and physical health, alcohol and substance abuse, domestic violence, and employment among other things. The Nehemiah Foundation provides a network for churches and ministries and has partnered with shelter providers to support street outreach activities. Coordinated, holistic case management and collaboration with service providers is critical for helping individuals and families transition out of homelessness. The System Map (below) illustrates the myriad circumstances that a case manager must navigate with homeless persons.

System Map



Still reeling from the Pandemic, 2023 was a tumultuous year for those serving the homeless community. Major grants were terminated, emergency shelters were temporarily closed, and a multi-unit supportive housing project was met with NIMBY concerns. The City of Springfield purchased the Villager Hotel to serve as a homeless campus, but a major fire resulted in demolition and future development has not been determined. The City also purchased the Executive Inn to serve as a temporary shelter solution, but the hotel opening was

delayed due to the substantial need for repairs. Homefull, a nonprofit from Montgomery County, entered into a one-year contract to oversee the renovation and operation of the Executive Inn as a family shelter.

Fortunately, community partners stepped up to ensure housing options for the homeless until the availability of shelters were back up and running. OIC of Clark County identified grant resources to temporarily house homeless persons in hotels. DJFS also housed those eligible for PRC assistance (families with children) and housed up to 160+ persons a night in hotel accommodations. Understandably, the intake and referral process were confusing, and tensions ran high. Now, with two agencies primarily providing shelter (Sheltered Inc. and Homefull), the pathway to Coordinated Entry should be more direct and less confusing.

By September of 2023, Sheltered Inc. had both shelters open (Norm’s Place and Hartley House) accommodating up to 86 persons per night including single men, single women, and families with children. The Executive Inn is also open and will eventually have 40 rooms housing up to 160 adults and children.

Objective One: Increase Coordinated Entry Capacity

| STRATEGY | DATE | RESPONSIBLE PARTY |
|--|--------|---------------------------------------|
| 1) Identify funding for a full-time position dedicated to the functions of coordinated entry which include intake, referral, and data collection. | 3/2024 | Funders Forum |
| 2) Hire Coordinated Entry Position. | 7/2024 | COS/County |
| 3) Add second Access Point for Coordinated Entry. | 6/2024 | Region 15 BoS CoC Executive Committee |
| 4) Hire consultant to design, implement, and evaluate Coordinated Entry (CE) systems to develop a standardized pathway to permanent housing, create accountable governance structures, develop effective strategic plans, and monitor their implementation by concrete performance measures. | 7/2024 | COS/County |
| 5) Utilize COHHIO for technical assistance training. | 3/2024 | Region 15 BoS Coc |

V. Housing Inventory and Gaps Analysis

The lack of affordable housing was listed as the top priority in the Homelessness Task Force SWOT analysis. Housing types include emergency shelter, transitional housing, permanent housing with supportive services, and permanent affordable renter and homeowner housing. Springfield and Clark County are not unique in a lack of affordable rental and owner housing. The low inventory has been over a decade in the making starting with the great recession, a global pandemic, supply chain, and inflation.

Some landlords have capitalized on the housing inventory shortage and rents have skyrocketed. These market conditions present the rationale for an ongoing investment in philanthropic and publicly funded housing that is not subject to economic cycle supply and demand influences.

a. Housing Cost Burden

Prior to the Covid-19 pandemic, 36% of Springfield's renters and 17% of Springfield's homeowners were housing cost burdened (paying more than 30% of household income for housing cost) due to a shortage of safe, affordable housing for Springfield's most vulnerable residents (Housing for All, Greater Ohio Policy Center). And while we are tempted to believe that cost burdens primarily affect central city residents, 23% or nearly 1 in 4 owners and renters in Clark County are cost burdened (American Community Survey 5-year estimate (2017-2021)).

Very Low Income (VLI) renter households earning less than 30% of the annual median income are faced with the largest gap of affordable housing. Based on income, VLI households need 3,432 affordable rental units to avoid housing cost burden. With an inventory of 1,909 affordable units, **there is a gap of 1,523 affordable rental units.**

According to the Ohio Association of Community Action Agencies (*The State of Poverty in Ohio*) 17.7% homeowners in Clark County were Cost burdened. With 68% or 41,577 of the 61,142 units being owner occupied (2022 US Census), 3,201 were cost burdened.

b. Affordable Rental Units

Springfield Metropolitan Housing Authority (SMHA)

As the largest provider of affordable rental housing, a discussion about rental housing inventory must include SMHA. As of October 2023, SMHA has an inventory of 789 rental units (57 are vacant) and 1,360 Housing Choice Vouchers or HCVs (563 of are available). Getting these vouchers in use is a strategy that will substantially increase affordable rental inventory. Collaboration has seen substantial improvement as new leadership participates in Homelessness Task Force/Case Management meetings and are meeting regularly with the City of Springfield. The occupancy rate is over 93% and staff are aggressively working to bring vacant units online.

SMHA plans to form an LLC to develop multi-unit rental projects and are meeting with consultants to pursue participation in the Rental Assistance Demonstration (RAD) program. RAD is a tool to give public housing authorities a tool to improve and preserve public housing properties. With a waiting list of 464 for public housing and 353 for Housing Choice Vouchers, these strategies will make a meaningful contribution to affordable rental housing deficits.

New Affordable Rental Developments

The Low-Income Housing Tax Credit (LIHTC) program has financed more affordable multifamily rental projects than any other source. "...In the past 30 years, the Low-Income Housing Tax Credit (LIHTC) has financed the development of 18 projects comprised of 859 units in the City of Springfield. The LIHTC units include family, senior, and permanent supportive housing..." (*Housing in the Champion City*, Greater Ohio Policy Center). The strategy in this report encourages the City and County to aggressively pursue and support these multifamily projects. Considering growing trends of NIMBYism, additional outreach to neighborhoods is encouraged to build relationships and resolve concerns. Recent additions to affordable rental inventory include:

| Project | Units |
|---------------------------------------|---|
| Community Gardens II (senior housing) | 60 |
| Rose Commons | 40 (8 are Permanent Supportive Housing) |
| Total | 100 |

Objective Two: Increase Affordable (for households earning less than 80% of annual median income) Rental Housing Inventory by at Least 40-60 Units Annually.

| STRATEGY | DATE | RESPONSIBLE PARTY |
|---|----------|-------------------|
| 1) Create (and update) inventory map of suitable sites for multi-unit housing projects. | 6/2024 | Land Bank/COS |
| 2) Continue to increase staff capacity by participating in low-income housing tax credit and bond financing training. | Ongoing | COS/County |
| 3) Identify developer/s to submit at least one LIHTC or Bond multi-family annually in the annual OHFA grant competition. | 6/2024 | COS |
| 4) Set aside grant dollars to fund at least one multi-family affordable rental project. | Annually | COS |
| 5) Obtain written certification of neighborhood support prior to bringing zoning or multifamily projects before City/County Commissions. *(Note that the City of Springfield has implemented a requirement of two neighborhood meetings hosted by the developer prior to beginning the zoning certification process.) | Ongoing | Developer |
| 6) SMHA to move forward with portfolio analysis for RAD conversion planning. | 2024 | SMHA |
| 7) SMHA to perform outreach to distribute Housing Choice Vouchers. | 2024 | SMHA |

c. Affordable Homeownership (new construction and rehabilitation)

Homeownership has a wealth of benefits for family and community economic and social health. Home equity continues to be a significant wealth building tool and neighborhoods benefit from the investment and stability of homeowners. While affordable rental housing will be the priority, affordable homeownership continues to be an important strategy for our community.

Rising costs from inflation, supply chain, labor shortage, and rising interest rates have made the construction of new single-family homes a challenge. Alternative construction methods (i.e., modular housing) should be explored to identify cost savings and efficiencies.

The gap between construction costs and the appraised value presents challenges to achieving scale. A modest newly constructed single-family home can well exceed \$200,000. Between 2016 and 2020, the median value of owner-occupied housing in Springfield was \$80,600 (source: U. S. Census). With limited federal grant sources, local governments should consider using bank financing to finance the appraised value amount of construction costs. State and federal grants can finance the balance, or gap of remaining costs. While new construction is a worthy endeavor, the rehabilitation of existing housing may provide a cost-

effective solution to achieving increased inventory. Nonprofit and faith-based organizations may also be able to achieve significant cost savings. Donations, volunteers, and collaborative efforts with nonprofit organizations in a targeted area can achieve more impact in neighborhoods. As supply chain and inflation are not likely to resolve quickly, there is merit in researching alternative construction methods and zoning to further reduce costs. Finally, for-profit developers are masters of achieving economy of scale in housing development. Communities might consider negotiating a modest set aside of affordable homes in exchange for extended tax abatements, zoning variances, and down payment assistance, etc. Timing is everything and market conditions will determine the viability of these negotiations.

Objective Three: Increase Inventory of Affordable Homeownership Units

| STRATEGY | DATE | RESPONSIBLE PARTY |
|--|---------|-------------------|
| 1) Utilize bank financing for the appraised value of development costs to increase the number of homeowner units built. | Ongoing | COS/County |
| 2) Research affordable housing alternatives (i.e., manufactured/modular) to lessen housing construction cost. | 6/2024 | COS/County |
| 3) Increase collaboration among housing resources including: OIC, NHP, Habitat for Humanity, 1159, SCCTC, faith-based organizations, etc. | 6/2024 | COS/County |
| 4) Establish target area for housing rehabilitation and new construction to maximize collaboration (Strategy 8 above) and neighborhood impact. | 7/2024 | COS/Land Bank |
| 5) When market conditions are favorable, negotiate 5-10% affordable housing set asides with for profit developers in exchange for extended tax abatements, zoning variances, down payment assistance, etc. | 6/2024 | COS/County |

d. Emergency Shelter

The City of Springfield Community Development Division has provided an analysis of the housing inventory and gaps for homeless needs. The chart below quantifies aggregate gaps, but more data will be required to identify specific gaps for housing categories and special populations (i.e., shelter, supportive housing, etc.).

There are two major acquisitions that will impact shelter units. The city purchased the Executive Inn hotel (app. 40 potential family units) to be used for emergency shelter for up to five years. Second, the city purchased the Villager Hotel with the intent of developing a holistic housing solutions campus for homelessness. The Villager building has been demolished and is ‘shovel ready’ but will require further analysis to determine suitability for development.

As the community’s single Access Point for emergency shelter, Sheltered Inc. maintains the waiting list for men, women, and adults with children. As of the week of 10/16, there were a total of 88 persons on the waiting list (51 adults and 37 children) and 139 were in emergency shelter (88 adults and 61 children).

| Agency | Sheltered Adults | Sheltered Children |
|----------------|------------------|--------------------|
| Sheltered Inc. | 38 | 8 |
| Homefull | 34 | 48 |

| | | |
|-----------------------------------|---------------|-----------------|
| Project Woman (Domestic Violence) | 6 | 5 |
| Total Sheltered | 78 | 61 |
| Shelter Waiting List | Adults | Children |
| Sheltered Inc. | 51 | 37 |

Housing Needs and Gaps Analysis Table

| | Current Inventory | | | | Current Occupied | | | | Current Need | | | | Gaps Analysis | | | | | | |
|--|-------------------|------------|-------------|------------|------------------|--------------------------------|-------------|-------------|--------------|------------|-------------|------------|---------------|------------|-------------|------------|------|------|-----|
| | Family | | Adults only | | Family Total | Family HH (at least one child) | Adult total | Adult Units | Family | | Adults only | | Family | | Adults Only | | | | |
| | # of Beds | # of Units | # of Beds | # of Units | | | | | # of Beds | # of Units | # of Beds | # of Units | # of Beds | # of Units | # of Beds | # of Units | | | |
| Emergency Shelter | 144 | 47 | 63 | 18 | | | | | | | | | | | | | | | |
| Transitional Housing | 12 | 5 | 4 | 4 | | | | | | | | | | | | | | | |
| Special Populations (SP) Housing | 14 | 5 | 105 | 75 | | | | | | | | | | | | | | | |
| Subsidized Housing Programs/Projects + | 3992 | 1597 | 1065 | 1065 | | | | | | | | | | | | | | | |
| Housing Vouchers | 2040 | 816 | 544 | 544 | | | | | | | | | | | | | | | |
| Permanent Supportive Housing | 54 | 18 | 42 | 42 | | | | | | | | | | | | | | | |
| Occupied Transitional | | | | | 12 | 5 | 4 | 2 | | | | | | | | | | | |
| Occupied PSH | | | | | 54 | 18 | 42 | 42 | | | | | | | | | | | |
| Sheltered Homeless | | | | | 122 | 41 | 61 | 17 | | | | | | | | | | | |
| Subsidized Housing Programs/Projects # | | | | | 3633 | 1453 | 969 | 969 | | | | | | | | | | | |
| Housing Vouchers | | | | | 2355 | 942 | 628 | 628 | | | | | | | | | | | |
| Occupied SP | | | | | | | | | | | | | | | | | | | |
| Emergency Housing need | | | | | | | | | 96 | 34 | 8 | 8 | | | | | | | |
| Permenant Housing * | | | | | | | | | 3247 | 1299 | 866 | | | | | | | | |
| Permanent Supportive Housing ++ | | | | | | | | | 216 | 83 | 85 | | | | | | | | |
| Special Populations Housing | | | | | | | | | | | | | | | | | | | |
| Current Gap Shelter | | | | | | | | | | | | | | | | -74 | -28 | -6 | -7 |
| Current Gap Permanent * | | | | | | | | | | | | | | | | -848 | -339 | -226 | 640 |
| Current Gap PSH ++ | | | | | | | | | | | | | | | | -162 | -65 | -43 | 0 |
| Current Gap Speical Populations | | | | | | | | | | | | | | | | | | | |

* See Appendix IV. COS Housing Inventory and Gaps Analysis for methodology and assumptions.

Objective Four: Develop Permanent Emergency Shelter Campus with Supportive Services

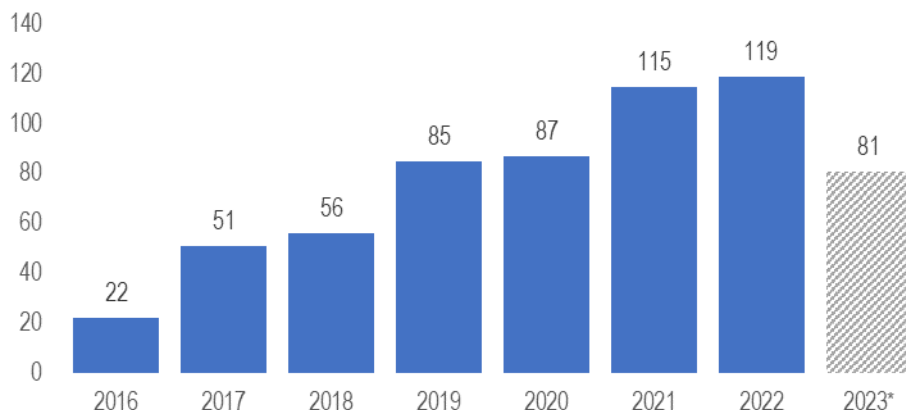
| STRATEGY | DATE | RESPONSIBLE PARTY |
|--|---------|-------------------|
| 1) Issue RFP for consultant to evaluate Villager or alternate site for emergency shelter campus (site suitability, special populations, funding, service providers, etc.). | 6/2024 | COS |
| 2) Issue RFP for emergency shelter campus development partner. | 12/2024 | COS |
| 3) Develop partnerships/MOUs with health care and service providers for onsite provision of services. | 6/2025 | Developer |

e. Permanent Supportive Housing

Permanent Supportive Housing (PSH) is permanent housing in which housing assistance and supportive services are provided to those in need of ongoing support. Those experiencing chronic homelessness, defined as those who have a disability, live in a place not meant for human habitation, have been homeless for at least 12 months, or has recurring homelessness may have need of PSH. For the purposes of this report, HMIS data identifying chronic homelessness counts and the Housing Inventory and Gaps Analysis estimates a gap of 206 beds.

The number of chronically homeless people in Clark County is increasing over time.

*Data as of 10/16/2023



Special Populations

There are subgroups or ‘special populations’ of individuals with circumstances or disabilities that will require affordable housing, emergency shelter, or permanent supportive housing. It is critically important to collect additional data on the ‘populations’ below to quantify housing needs.

Veterans: Veteran housing needs are often overlooked when considering special housing populations.

However, many veterans return from service plagued with mental health concerns, substance abuse, and

physical disabilities. We do not have current data on sheltered/unsheltered homeless veterans, but we do know that in Clark County, there are 784 veterans with incomes below the federal poverty level. We do not definitively know how many of these veterans have need of emergency shelter or permanent supportive housing. Dayton VA has communicated that the limited supply of housing in Springfield and Clark County reduces vouchers for Veterans.

Domestic Violence: Project Woman serves victims of domestic violence with support services, emergency shelter, and permanent supportive housing.

Mental Health: Individuals facing severe mental health challenges need permanent housing and supportive services.

Respite Housing: Hospitals treating indigent patients have no housing options after releasing patients who need temporary housing during their recovery from a health condition.

Quarantine Units: The Clark County Combined Health District (CCCHD) has identified the need for four units to house quarantined individuals. An example of this need is the recent spike tuberculosis cases.

Substance Abuse: McKinley Hall is a not-for-profit organization serving people affected by substance abuse disorders. They currently provide recovery housing for singles and families.

Ex-Offender/Sex Offender: Individuals released from prison face significant challenges in the attempt to integrate into their communities. Employers frequently rely on background checks when screening for suitable hires. Ex offenders without strong support systems may find themselves homeless. Emergency shelter providers reliant on grants are prohibited from housing violent offenders. Sex offenders, have greater challenges finding housing options.

The Clark County Department of Reentry is currently serving 32 ex-offenders and 17 or 53% are living in unstable housing conditions. The Clark County Sheriffs office of Sex Offender Registration and Notification (SORN) is currently tracking 245 registered sex offenders. As of October 12, 2023, sixteen sex offenders were homeless.

Youth: Young people 'time out' of foster care at the age of 18 and may need housing assistance. DJFS offers support services which includes housing assistance. At this time, we do not have data for the number of young adults who may need affordable and/or permanent supportive housing.

The Department of Education statistics indicate that there are 349 or 1.7% of school aged children are experiencing homelessness or unstable housing circumstances. Springfield City Schools reports 5.3% of their student population are homeless or have unsuitable housing. Staff believe that this number may be substantially unreported because families may be hesitant to report their housing situations.

Haitians: Clark County has experienced a growing influx of Haitians, and the population is estimated to be more than 8,000. Some opportunistic landlords rent substandard, overcrowded housing at inflated rents to Haitian families. The language barrier contributes to the challenges of service providers attempting to meet the needs of these new immigrants. As this is a relatively new demographic in Clark County, there is not yet sufficient data to make recommendations for shelter and/or permanent housing solutions.

Objective Five: Develop Permanent Supportive Housing (PSH) Campus

| STRATEGY | DATE | RESPONSIBLE PARTY |
|---|--------|-------------------|
| 1) Identify suitable PSH site that can score competitively with funders. | 9/2024 | COS/Developer |
| 2) Finalize need and identify available funding for special populations (i.e., ex offenders). | 12/24 | COS/County |
| 3) Determine unit type and set asides (individuals, families, and special populations). | 12/24 | HTF/COS |
| 4) Issue RFP for PSH site development planning. | 3/25 | COS |

VI. Landlords

Rapid rehousing (RRH) is a permanent housing intervention designed to help individuals and families quickly exit homelessness by obtaining permanent housing. RRH programs operate with a Housing First approach, focusing on getting people into housing and then addressing barriers once they are in their unit. RRH funds can be flexible, offering short- and medium-term rental subsidies, security and utility deposits, and supportive services to quickly move people into housing.

Housing providers and service agencies face challenges finding landlords that will participate in programs designed to assist vulnerable populations with housing and rental assistance. The lack of available rental inventory has created a high demand, allowing landlords to command increasingly high rents. There is little incentive to work with programs that have caps on rent.

Objective Six: Increase the Number of Landlords Participating in Subsidized Housing Programs.

| STRATEGY | DATE | RESPONSIBLE PARTY |
|---|--------|-------------------|
| Develop a roster of landlords for outreach using Rental Registry Program, SMHA, OIC Rental Assistance Program, and Shelter Providers. | 7/2024 | COS |
| Conduct bi-annual collaborative outreach effort to recruit landlords for participation in housing programs. | 9/2024 | COS/SMHA |

VII. Data

Identifying and quantifying the homeless population and their housing and service needs has been problematic. Homeless individuals can be an invisible population not captured by Point in Time counts and street outreach efforts. They may be temporarily doubled up with another household or living in other unsuitable living conditions. Also, there is not a universal data entry system among providers. Housing Management Information System (HMIS) is the most comprehensive database, but smaller providers do not have the capacity to utilize it. While the process would dictate that all homeless persons be referred to the local access point, some simply choose not to utilize a homeless shelter and may fall through the cracks. To

adequately address housing and service needs we must collect data from schools, service providers, shelter providers, faith-based institutions, SMHA, VA, etc.

The calculations in this report are simplistic ones, based on real-time counts and existing databases from various agencies. They do not take changing social and economic impacts into account. The demand for homeowner and rental housing has far outpaced our current inventory, driving up the cost of housing inventory and straining the budgets of lower income buyers and renters. In the event of a recession, any slight decrease in household income will place vulnerable homeowners at risk of foreclosure and renters at risk of eviction. Likewise, a loss of rental assistance programs will most certainly result in an increase of evictions and homelessness for households with the lowest incomes.

Objective 7: Obtain accurate data for homeless counts, housing inventory and gaps, trends in eviction and foreclosure, and special populations.

| STRATEGY | DATE | RESPONSIBLE PARTY |
|---|---------|-------------------|
| 1) Develop research relationship (i.e., COHHIO, Corporation for Supportive Housing, colleges, and universities, etc.) to develop methodology for data collection. | 12/2024 | COS |
| 2) Identify responsible party for annual data collections and updates. | 6/2024 | COS |

VIII. Resources

State and federal grant sources for housing development are limited. American Rescue Plan funds allowed local government to make major investments to further housing and homelessness assistance. Now the City and County must be strategic with their investments, focusing on the desperate need for bricks and mortar projects to increase housing inventory. Local funders can play an important role in addressing homelessness by funding planning and administrative capacity.

Objective Eight: Leverage Additional Resources for Administration and Planning

| STRATEGY | DATE | RESPONSIBLE PARTY |
|--|-------|-------------------|
| 1) Compile a list of local funders (i.e., United Way, Springfield Foundation, Turner Foundation, Community Health Foundation, Della Selsor Trust, Crabill Foundation, Nehemiah Foundation, Wilson Sheehan Foundation, etc.). | 12/23 | COS/Funders Forum |
| 2) Develop a budget and present a request to fund planning, Coordinated Entry study, data collection, coordinated entry staff position, etc. | 6/24 | COS/Funders Forum |

IX. Conclusion

The observations and recommendations in this report are the results of numerous interviews with service providers, community leaders, and data sources. While additional research is clearly necessary, this report should be the beginning and not the end of our community's planning process to address housing and homelessness. The demand for emergency shelter exploded during the pandemic and brought segments of the community to the table that had never considered homelessness as their responsibility. It is critical that we maintain this participation moving forward. The root causes of homelessness are complex and require a holistic approach to assist vulnerable households.

The Homelessness Task Force issues *a call to action* to explore every viable option to address the housing inventory shortage. The lack of affordable housing has certainly increased homelessness and is an obstacle for those trying to exit it. While this report includes strategic recommendations, the list is by no means exhaustive. Housing should be at the top of every daily 'to do' list because everyone deserves a home.

Exhibit I.

HMIS Data Sets for Homelessness Trends Charts

(HMIS Data compiled by CCCHD data analyst)

| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023* | Average |
|---|-------|-------|-------|-------|-------|-------|-------|-------|---------|
| Mental Health Disorder | 35% | 35% | 33% | 29% | 28% | 27% | 29% | 31% | 31% |
| Alcohol Use Disorder | 5% | 3% | 4% | 5% | 3% | 3% | 2% | 4% | 4% |
| Drug Use Disorder | 11% | 15% | 9% | 7% | 10% | 7% | 3% | 6% | 9% |
| Both Alcohol and Drug Use disorder | 4% | 6% | 7% | 6% | 6% | 3% | 3% | 4% | 5% |
| Chronic Health Condition | 6% | 6% | 16% | 25% | 23% | 21% | 25% | 25% | 18% |
| HIV/AIDS | 0% | 0% | 1% | 0% | 0% | 1% | 0% | 0% | 0% |
| Developmental Disability | 8% | 9% | 10% | 8% | 10% | 12% | 14% | 10% | 10% |
| Physical Disability | 29% | 26% | 20% | 18% | 20% | 27% | 24% | 20% | 23% |
| Exit Destination (Q23c) | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023* | Average |
| Permanent Destinations | 72.1% | 68.2% | 78.8% | 77.6% | 83.7% | 85.2% | 76.1% | 78.1% | 80.3% |
| Temporary Destinations | 25.0% | 27.8% | 17.4% | 17.7% | 12.0% | 12.8% | 20.8% | 16.4% | 16.1% |
| Institutional Settings | 2.9% | 3.7% | 3.1% | 4.3% | 3.6% | 1.8% | 2.7% | 5.2% | 3.1% |
| Other Destinations | 0.0% | 0.3% | 0.7% | 0.4% | 0.7% | 0.2% | 0.4% | 0.3% | 0.5% |

| Exit Destination (Q23c) | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023* | Average |
|-------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|---------|
| Permanent Destinations | 72.1% | 68.2% | 78.8% | 77.6% | 83.7% | 85.2% | 76.1% | 78.1% | 80.3% |
| Temporary Destinations | 25.0% | 27.8% | 17.4% | 17.7% | 12.0% | 12.8% | 20.8% | 16.4% | 16.1% |
| Institutional Settings | 2.9% | 3.7% | 3.1% | 4.3% | 3.6% | 1.8% | 2.7% | 5.2% | 3.1% |
| Other Destinations | 0.0% | 0.3% | 0.7% | 0.4% | 0.7% | 0.2% | 0.4% | 0.3% | 0.5% |

| Permanent Destinations | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023* | Average (2018-2022) |
|---|-------|-------|-------|-------|-------|-------|-------|-------|---------------------|
| Owned by client | 0.2% | 0.2% | 0.2% | 0.0% | 2.0% | 0.3% | 0.2% | 0.7% | 0.5% |
| Permanent Housing (other than RRH) for formerly homeless persons | 3.5% | 4.8% | 1.7% | 3.0% | 2.9% | 1.1% | 0.0% | 0.0% | 1.7% |
| Rental by client | 36.7% | 39.2% | 30.9% | 26.8% | 31.1% | 23.8% | 33.0% | 25.0% | 29.1% |
| Staying/Living with friends, permanent tenure | 25.4% | 28.3% | 30.7% | 44.5% | 38.6% | 29.4% | 21.6% | 31.0% | 33.0% |
| Staying/Living with family, permanent tenure | 34.1% | 27.5% | 36.6% | 25.6% | 25.4% | 45.5% | 45.2% | 43.3% | 35.7% |

| Length of Participation CoC Projects (Q22a1) | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023* | Average |
|--|------|------|------|------|------|------|------|-------|---------|
| 30 days or less | 70% | 68% | 66% | 64% | 43% | 32% | 31% | 54% | 47% |
| 31 to 60 days | 17% | 20% | 21% | 16% | 20% | 21% | 17% | 18% | 19% |
| 61 to 90 days | 9% | 10% | 6% | 11% | 13% | 12% | 20% | 21% | 13% |
| 91 to 180 days | 5% | 3% | 6% | 8% | 20% | 27% | 25% | 7% | 17% |
| 181 to 365 days | 0% | 0% | 0% | 1% | 4% | 8% | 6% | 1% | 4% |
| 366 to 730 days (1-2 years) | 0% | 0% | 0% | 0% | 0% | 0.2% | 0.1% | 0% | 0% |

Exhibit II.

Coordinated Entry System

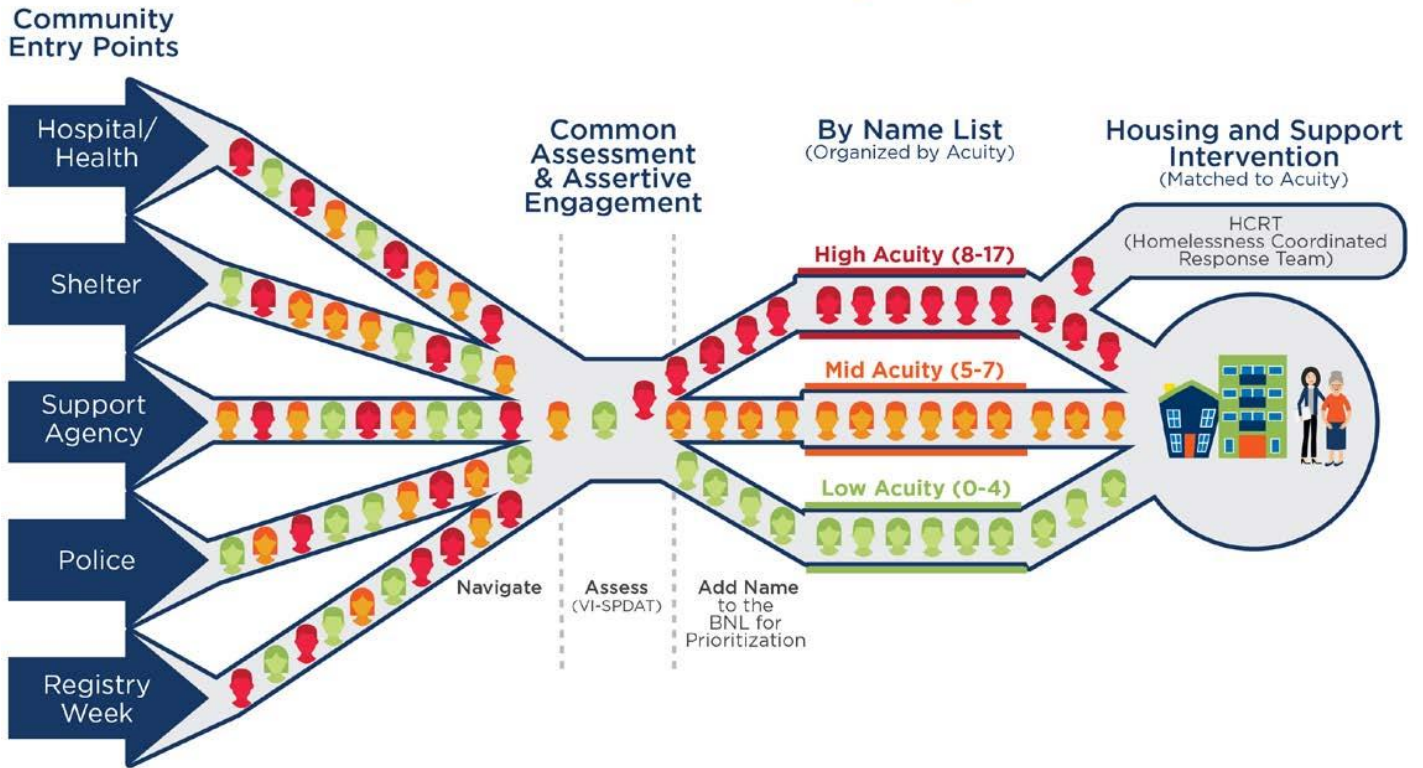


Exhibit III.

Clark County Veteran Data

(provided by COS Community Development Division)

| | | | | | | | | |
|-----------------------|------|------|-----------------|------|-----|--------------------|------|-----|
| Clark County Veterans | 8436 | | | | | | | |
| below poverty | 784 | 9% | with disability | 565 | 7% | without disability | 219 | 3% |
| above poverty | 7652 | 91% | with disability | 2679 | 32% | without disability | 4973 | 59% |
| 18-34 | 800 | | | | | | | |
| below poverty | 0 | 0% | with disability | 0 | 0% | without disability | 0 | 0% |
| above poverty | 800 | 100% | with disability | 63 | 8% | without disability | 737 | 92% |
| 35-54 | 1630 | | | | | | | |
| below poverty | 275 | 17% | with disability | 275 | 17% | without disability | 0 | 0% |
| above poverty | 1355 | 83% | with disability | 223 | 14% | without disability | 1132 | 69% |
| 55-64 | 1133 | | | | | | | |
| below poverty | 137 | 12% | with disability | 10 | 1% | without disability | 127 | 11% |
| above poverty | 996 | 88% | with disability | 227 | 20% | without disability | 769 | 68% |
| Over 65 | 4873 | | | | | | | |
| below poverty | 372 | 8% | with disability | 280 | 6% | without disability | 92 | 2% |
| above poverty | 4501 | 92% | with disability | 2166 | 44% | without disability | 2335 | 48% |

Exhibit IV. (COS Community Development)

Housing Needs and Gaps Analysis Table

| | Current Inventory | | | | Current Occupied | | | | Current Need | | | | Gaps Analysis | | | |
|--|-------------------|------------|-------------|------------|------------------|--------------------------------|-------------|-------------|--------------|------------|-------------|------------|---------------|------------|-------------|------------|
| | Family | | Adults only | | Family Total | Family HH (at least one child) | Adult total | Adult Units | Family | | Adults only | | Family | | Adults Only | |
| | # of Beds | # of Units | # of Beds | # of Units | | | | | # of Beds | # of Units | # of Beds | # of Units | # of Beds | # of Units | # of Beds | # of Units |
| | | | | | | | | | | | | | | | | |
| Emergency Shelter | 144 | 47 | 63 | 18 | | | | | | | | | | | | |
| Transitional Housing | 12 | 5 | 4 | 4 | | | | | | | | | | | | |
| Special Populations (SP) Housing | 14 | 5 | 105 | 75 | | | | | | | | | | | | |
| Subsidized Housing Programs/Projects + | 3992 | 1597 | 1065 | 1065 | | | | | | | | | | | | |
| Housing Vouchers | 2040 | 816 | 544 | 544 | | | | | | | | | | | | |
| Permanent Supportive Housing | 54 | 18 | 42 | 42 | | | | | | | | | | | | |
| Occupied Transitional | | | | | 12 | 5 | 4 | 2 | | | | | | | | |
| Occupied PSH | | | | | 54 | 18 | 42 | 42 | | | | | | | | |
| Sheltered Homeless | | | | | 122 | 41 | 61 | 17 | | | | | | | | |
| Subsidized Housing Programs/Projects # | | | | | 3633 | 1453 | 969 | 969 | | | | | | | | |
| Housing Vouchers | | | | | 2355 | 942 | 628 | 628 | | | | | | | | |
| Occupied SP | | | | | | | | | | | | | | | | |
| Emergency Housing need | | | | | | | | | 96 | 34 | 8 | 8 | | | | |
| Permenant Housing * | | | | | | | | | 3247 | 1299 | 866 | | | | | |
| Permanent Supportive Housing ++ | | | | | | | | | 216 | 83 | 85 | | | | | |
| Special Populations Housing | | | | | | | | | | | | | | | | |
| Current Gap Shelter | | | | | | | | | | | | | -74 | -28 | -6 | -7 |
| Current Gap Permanent * | | | | | | | | | | | | | -848 | -339 | -226 | 640 |
| Current Gap PSH ++ | | | | | | | | | | | | | -162 | -65 | -43 | 0 |
| Current Gap Speical Populations | | | | | | | | | | | | | | | | |

Need additional data to accurately determine housing that targets people with specific needs

The number of single units depends on the options between different types of housing - Shared Housing, SRO, Single bedroom

+ Based on HUD database for subsidized housing in Springfield and Clark County. Data is not confirmed

based on 91% Occupancy reported by SMHA

to determine accurate housing types needed in relation to housing shortage. i.e. rehabilitation of units vs new construction, single family, multifamily, etc.

+ Permanent Supportive Housing needs is a very rough estimate of 5% of Permanent Housing needs. Additional data analysis needed to determine a more accurate number

Congregate Emergency Shelter Bed Inventory

Sheltered, Inc.

In Shelter

Hartley House

Serving Single Men

10/24/2023

Inventory

Occupied

| | | |
|----|-----------------|----|
| 36 | Adult Only Beds | 34 |
|----|-----------------|----|

| | | |
|---|------------------|---|
| 9 | Adult Only Units | 9 |
|---|------------------|---|

Norms Place

Serving Single Women and Families

Inventory

Occupied

| | | |
|----|-------------|----|
| 29 | Family Beds | 14 |
|----|-------------|----|

| | | |
|---|--------------|---|
| 8 | Family Units | 5 |
|---|--------------|---|

| | | |
|----|-----------------|----|
| 12 | Adult Only Beds | 12 |
|----|-----------------|----|

| | | |
|---|------------------|---|
| 4 | Adult Only Units | 4 |
|---|------------------|---|

Homefull Shelter @ Executive Inn

Inventory

Occupied

| | | |
|----|-------------|----|
| 96 | Family Beds | 89 |
|----|-------------|----|

| | | |
|----|--------------|----|
| 32 | Family Units | 29 |
|----|--------------|----|

Project Woman

Baile House

Serving women and families fleeing Domestic Violence

Inventory

Occupied

| | | |
|---|-------------|---|
| 3 | Family Beds | 3 |
|---|-------------|---|

| | | |
|---|--------------|---|
| 1 | Family Units | 1 |
|---|--------------|---|

| | | |
|---|-----------------|---|
| 3 | Adult Only Beds | 3 |
|---|-----------------|---|

| | | |
|---|------------------|---|
| 1 | Adult Only Units | 1 |
|---|------------------|---|

Dochas House

Serving women and families fleeing Domestic Violence

Inventory

Occupied

| | | |
|----|-------------|----|
| 16 | Family Beds | 16 |
|----|-------------|----|

| | | |
|---|--------------|---|
| 6 | Family Units | 6 |
|---|--------------|---|

| | | |
|----|-----------------|----|
| 12 | Adult Only Beds | 12 |
|----|-----------------|----|

| | | |
|---|------------------|---|
| 4 | Adult Only Units | 3 |
|---|------------------|---|

Totals

Inventory

Occupied

| | | |
|-----|-------------|-----|
| 144 | Family Beds | 122 |
|-----|-------------|-----|

| | | |
|----|--------------|----|
| 47 | Family Units | 41 |
|----|--------------|----|

| | | |
|----|------------|----|
| 63 | Adult Beds | 61 |
|----|------------|----|

| | | |
|----|-------------|----|
| 18 | Adult Units | 17 |
|----|-------------|----|

| | | | | | |
|--------------------------------------|--------------|--|--|----------|--|
| Transitional Housing Capacity | | | | | |
| <u>Sheltered, Inc.</u> | | | | | |
| <u>Project Woman</u> | | | | | |
| Chrysalis | | | | | |
| Inventory | | | | Occupied | |
| 4 | Adult Beds | | | 4 | |
| 12 | Family Beds | | | 12 | |
| 5 | Family Units | | | 5 | |
| <u>Totals</u> | | | | | |
| Inventory | | | | Occupied | |
| 5 | Family Units | | | | |
| 12 | Family Beds | | | | |
| 4 | Adult Beds | | | | |
| 2 | Adult Units | | | | |

Permanent Supportive Housing Inventory

Sheltered, Inc.

Mulberry Terrace

| Inventory | | Occupied |
|-----------|--------------------|----------|
| 27 | Adult single beds | 27 |
| 27 | Adult single units | 27 |
| 24 | Family Beds | 24 |
| 8 | Family Units | 8 |

NSP

| Inventory | | Occupied |
|-----------|--------------|----------|
| 8 | Family Beds | 8 |
| 2 | Family Units | 2 |

Project Woman

Reigns of Renewal Cpounted in Special Pop Housing

10 Housing Vouchers

| | |
|---|--------------|
| 3 | Adult Beds |
| 2 | Family Beds |
| 1 | Family Units |

City of Springfield

Shelter Plus Care

25 Housing Vouchers

| Inventory | | Occupied |
|-----------|--------------------|----------|
| 15 | Adult single beds | 15 |
| 15 | Adult single units | 15 |
| 22 | Family Beds | 22 |
| 8 | Family Units | 8 |

Totals

| Inventory | | Occupied |
|-----------|--------------|----------|
| 18 | Family Units | 18 |
| 54 | Family Beds | 54 |
| 42 | Adult Beds | 42 |
| 42 | Adult Units | 42 |

| Special Population Groups | | | | | | | | | |
|---|-------|--------------|-------------|--------------|-------------|---|-------------|-------------|-------------|
| AOD Housing Inventory | | | | | | AOD Housing needs | | | |
| McKinley Hall | | Single Units | Single Beds | Family Units | Family Beds | Single Units | Single Beds | Family Unit | Family Beds |
| New Dimensions | Women | 2 | 2 | 2 | 7 | None Identified | | | |
| HER House | Women | 3 | 3 | | | | | | |
| Wehler House | Women | 2 | 6 | | | | | | |
| Genesis | Men | 3 | 3 | | | | | | |
| New Day House | Men | 5 | 5 | | | | | | |
| Chance House | Men | 3 | 3 | 1 | 3 | | | | |
| Totals | | 18 | 22 | 3 | 10 | | | | |
| Mental Health Housing Inventory | | | | | | Mental Health Housing Needs | | | |
| MENTAL HEALTH HOUSING STOCK | | | | | | | | | |
| | | Single Units | Single Beds | Family Units | Family Beds | Single Units | Single Beds | Family Unit | Family Beds |
| Resource Center Apartments | | Units | Beds | | | Specific Local Data Needed | | | |
| 109 S. Hubert | | 4 | 4 | | | | | | |
| 1828 E. High St | | 4 | 4 | | | | | | |
| 1018 / 1020 N. Limestone | | 2 | 4 | | | | | | |
| 1024 N. Limestone / 201 E. Northern | | 4 | 4 | | | | | | |
| 215 E. Northern | | 2 | 2 | | | | | | |
| Restan | | | | | | | | | |
| 3168 - 3178 El Camino | | 6 | 8 | | | | | | |
| 35 E. Madison | | 8 | 8 | | | | | | |
| 233 N. Race / 607 Cedar | | 2 | 2 | | | | | | |
| 617- 619 Cedar St. | | 2 | 2 | | | | | | |
| 231 N. Shaffer | | 1 | 2 | | | | | | |
| 225 N. Jackson | | 1 | 3 | | | | | | |
| MHS Apartments | | | | | | | | | |
| 1067 E. High St. (Respite) | | 4 | 6 | | | | | | |
| 224 East St. | | 3 | 3 | | | | | | |
| 1056 Mound St | | 3 | 3 | | | | | | |
| 221 Oak St London OH | | 2 | 2 | | | | | | |
| 59 Elm St London OH | | 1 | 5 | | | | | | |
| 104 Ward St (Bridge House) | | 1 | 9 | | | | | | |
| 236 East St (CHP) | | 1 | 6 | | | | | | |
| TOTAL | | 51 | 77 | | | | | | |
| Developmental Disabilities Inventory | | | | | | Developmental Disabilities Housing Needs | | | |
| Housing Connection | | Single Units | Single Beds | Family Units | Family Beds | Additional Data Needed | | | |
| Sweerbriar Apartments | | | | | | | | | |
| 1513 Logan Ave | | | | | | | | | |
| 936 Bellevue Ave | | | | | | | | | |
| 613 Burnett Rd | | | | | | | | | |
| 708 Mount Joy | | | | | | | | | |
| 1360 Maryland Ave | | | | | | | | | |
| 524 Mound | | | | | | | | | |
| 2214 Tavenner | | | | | | | | | |
| Magnolia State Buxton | | | | | | | | | |
| Totals | | 0 | 0 | 0 | 0 | | | | |
| Returning Citizens Housing Inventory | | | | | | Returning Citizens Housing Needs | | | |
| None Identified | | | | | | Returning Citizens with special designations 245 | | | |
| | | | | | | Returning Citizens SD with Housing Needs 16 | | | |
| | | | | | | Returning Citizens receiving services 34 | | | |
| | | | | | | Returning Citizens w/ unstable housing 16 | | | |
| | | | | | | Permanent Housing Need 32 | | | |
| | | | | | | Permanent Supportive Housing Need 10 | | | |
| | | | | | | Provided by Dr. Brooke Wagner | | | |
| Veterans Housing Inventory | | | | | | Veteran's Housing Needs | | | |
| None Identified | | | | | | below poverty with disability 565 | | | |
| | | | | | | Permanent Housing Need 141.25 | | | |
| | | | | | | Permanent Supportive Housing Need 21 | | | |
| | | | | | | Local Data Needed | | | |
| Youth Housing | | | | | | Youth Housing Needs | | | |
| Aging Out Foster Youth Housing Inventory | | | | | | Aging Out Foster Youth Housing Needs | | | |
| None Identified | | | | | | Local Data Needed | | | |
| Domestic Violence Housing Inventory | | | | | | Domestic Violence Housing Needs | | | |
| Permanent Supportive Housing | | Single Units | Single Beds | Family Units | Family Beds | Single Units | Single Beds | Family Unit | Family Beds |
| | | 6 | 6 | 2 | 4 | 12 | 12 | 4 | 16 |
| | | | | | | Additional Units coming online 2024-2025 - Updated needs at that time | | | |
| Total Inventory | | | | | | Total Needs | | | |
| | | Single Units | Single Beds | Family Units | Family Beds | Single Units | Single Beds | Family Unit | Family Beds |
| | | 75 | 105 | 5 | 14 | | | | |

| | | | | | | |
|--|--|--|--|--|--|--|
| Notes for further surveys | | | | | | |
| Questions to ask: | | | | | | |
| What are the characteristics that determine the people you serve in each of the programs that you operate? | | | | | | |
| What is the process to refer people to your housing programs? | | | | | | |
| What are the positions in your organization that facilitate the referral process? | | | | | | |
| Housing Program 1 | | | | | | |
| How many family units are a part of this program? | | | | | | |
| What are the family sizes that can be served in this program? | | | | | | |
| How many units for singles are a part of this program? | | | | | | |
| Do these single units have their own kitchen and bathroom? | | | | | | |
| How many of the single person units are one bedroom apartments? | | | | | | |
| How many of the single person units have shared bathroom or kitchen spaces? | | | | | | |
| If yes, what facilities are shared? | | | | | | |
| Does this program use a subsidy for the paying for the cost of rent? | | | | | | |
| What subsidies are used to cover rental assistance? | | | | | | |
| Are there supportive services that are provided to residents? | | | | | | |
| What supportive services are provided directly by your organization or agency? | | | | | | |

Income Data from 2021 ACS used to estimate permanent housing for LMI Households

| | HH Size | LIM 30% | Affordable Rent | LIM 50% | Affordable Rent | LIM 60 % | Affordable R | LIM 80% | Affordable R | 100% Affordable Rent |
|--|---------|---------|-----------------|---------|-----------------|----------|--------------|---------|--------------|----------------------|
| | 1 | 13950 | \$ 349 | 23250 | \$ 581 | 27900 | \$ 698 | 37150 | \$ 929 | 44580 \$ 1,115 |
| | 2 | 15950 | \$ 399 | 26550 | \$ 664 | 31860 | \$ 797 | 42450 | \$ 1,061 | 50940 \$ 1,274 |
| | 3 | 17950 | \$ 449 | 29850 | \$ 746 | 35820 | \$ 896 | 47750 | \$ 1,194 | 57300 \$ 1,433 |
| | 4 | 19900 | \$ 498 | 33150 | \$ 829 | 39780 | \$ 995 | 53050 | \$ 1,326 | 63660 \$ 1,592 |
| | 5 | 21500 | \$ 538 | 35850 | \$ 896 | 43020 | \$ 1,076 | 57300 | \$ 1,433 | 68760 \$ 1,719 |
| | 6 | 23100 | \$ 578 | 38500 | \$ 963 | 46200 | \$ 1,155 | 61550 | \$ 1,539 | 73860 \$ 1,847 |
| | 7 | 24700 | \$ 618 | 41150 | \$ 1,029 | 49380 | \$ 1,235 | 65800 | \$ 1,645 | 78960 \$ 1,974 |
| | 8 | 26300 | \$ 658 | 43800 | \$ 1,095 | 52560 | \$ 1,314 | 70050 | \$ 1,751 | 84060 \$ 2,102 |

Housing Shortages in relations to Rent

| | | # of Households | Rent based on 30% Income | |
|--------------------------|--------|-----------------|--------------------------|-------|
| Less than 500 per month | | | | |
| Needed | 3432 | Less than 10K | 2160 | 250 |
| Available | 1909 | 10-15K | 1560 | 250 |
| Shortage | -1523 | 15-25K | 2880 | 375 |
| | | 25/35 | 3360 | 625 |
| | | 35-50 | 4320 | 875 |
| Less than 1000 per month | | | | |
| Needed | 3993.6 | 50-75 | 4224 | 1250 |
| Available | 7837 | 75-100 | 2568 | 1875 |
| Shortage | 3843.4 | 100-150 | 1944 | 2500 |
| Cumulative Shortage | 2320 | 150-200 | 576 | 3750 |
| | | >200 | 336 | >5000 |

| | |
|--------------------------|---------|
| Less than 1500 per month | |
| Needed | 2196.48 |
| Available | 1269 |
| Shortage | -927 |
| Less than 2000 per month | |
| Needed | 1335.36 |
| Available | 98 |
| Shortage | -1237 |
| Cumulative Shortage | -2165 |

| | |
|--------------------------|-----|
| Less than 2500 per month | |
| Needed | |
| Available | 144 |
| Shortage | |
| Cumulative Shortage | |

| | |
|------------------------|--------|
| | |
| Owner-occupied units | 12,302 |
| Less than \$50,000 | 18.0% |
| \$50,000 to \$99,999 | 40.8% |
| \$100,000 to \$149,999 | 22.2% |
| \$150,000 to \$199,999 | 9.6% |
| \$200,000 to \$299,999 | 6.6% |
| \$300,000 to \$499,999 | 1.5% |
| \$500,000 to \$999,999 | 1.3% |
| \$1,000,000 or more | 0.1% |
| Median (dollars) | 86,900 |