Permanent Supportive Housing

Housing with supportive services targeting chronically homeless and disabled populations who have the highest acuity needs and are placing highest demands on emergency, health, and homeless system services.

National studies have shown substantial decreases in costs for emergency room, detox center, psychiatric inpatient, incarceration, police/fire response calls, and shelter system resources as a result of housing those with the highest need.

https://www.csh.org/wp-content/uploads/2020/08/CSH-Lit-Review-All-Papers.pdf

GREENSBORO

Local Need

2 homeless individuals utilized emergency services for non-emergency needs 248 times in the last 12 months – estimated cost of $523,528

- High acuity, high interaction utilizers tracked over last 5 years
- Estimated 250 PSH beds are needed for people experiencing high acuity needs in Greensboro
- Emergency Services costs when EMS system is engaged:
  - $511 per ambulance trip
  - $400 per fire response
  - $1200 emergency room care (not including diagnostics and interventions)
  - This does not include EMS call center and police response data

GREENSBORO

Local Need

Shelter system: Already over-burdened and not designed to accommodate the needs of those with highest acuity
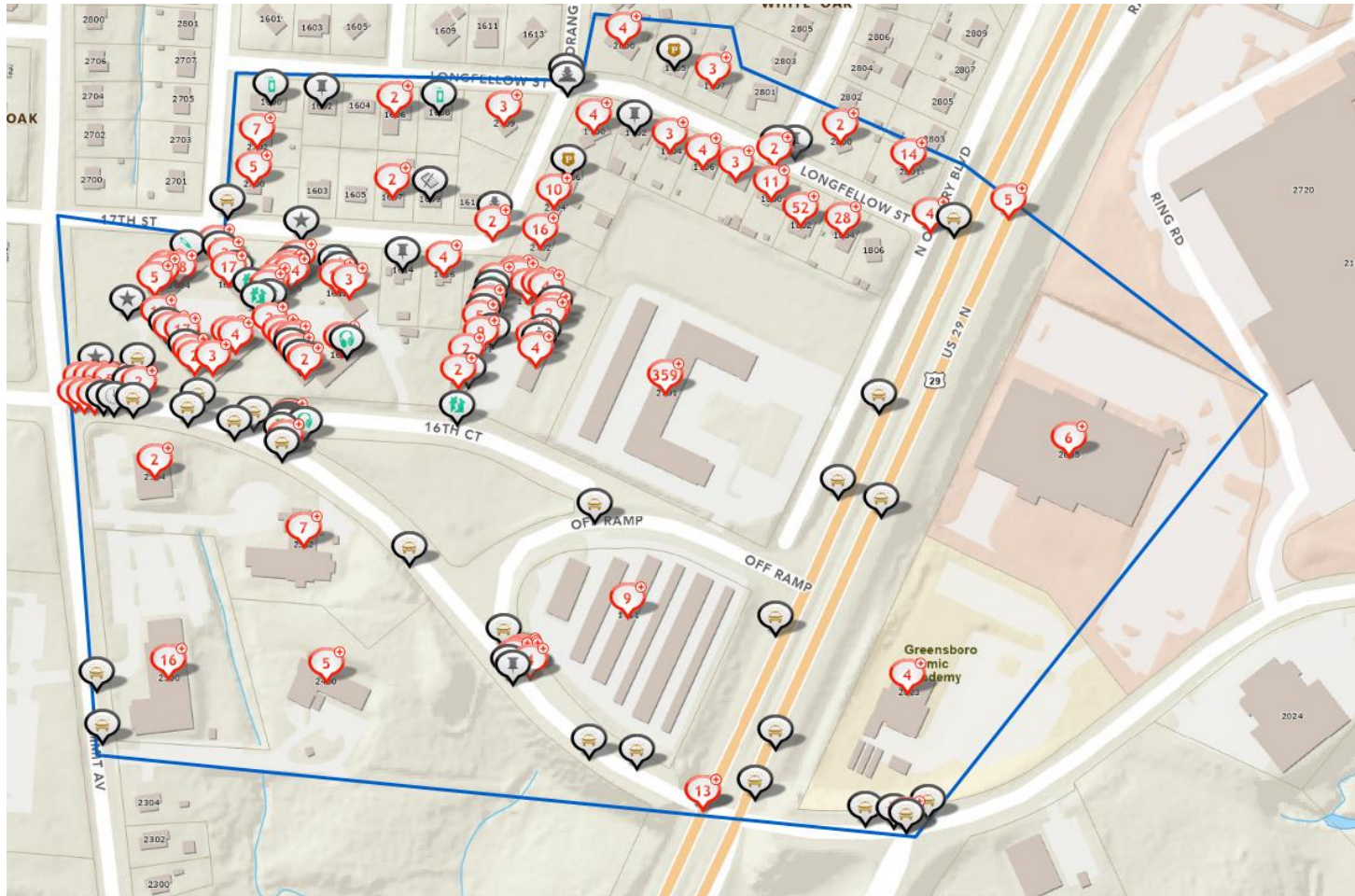
GPD/Mental Health First Responders: high number of calls but lack of resources for long-term solutions

DOT – clean up costs for encampments with significant issues

MMOB –issues related to lack of housing options for individuals with highest acuity

GREENSBORO

Permanent Supportive Housing Current Site Impact

Permanent Supportive Housing Operations

Corporation for Supportive Housing: Nationally known consultant to develop the operational plan for conversion to permanent supportive housing

Project Partners: City staff are working with a team of providers to determine services levels and long term funding sources including: IRC, GUM, Salvation Army, GHC, GHA, Guilford County, Cone Health, CFGG, TAPM, PACE

GREENSBORO

Phase 1: Acquisition/Motel Shelter

Regency Inn location
Partnership Homes, Inc.

Location: 2701 N OHenry Blvd

Council District: 2

Present Use: Motel

Interim Use: Non-Congregate Shelter Motel
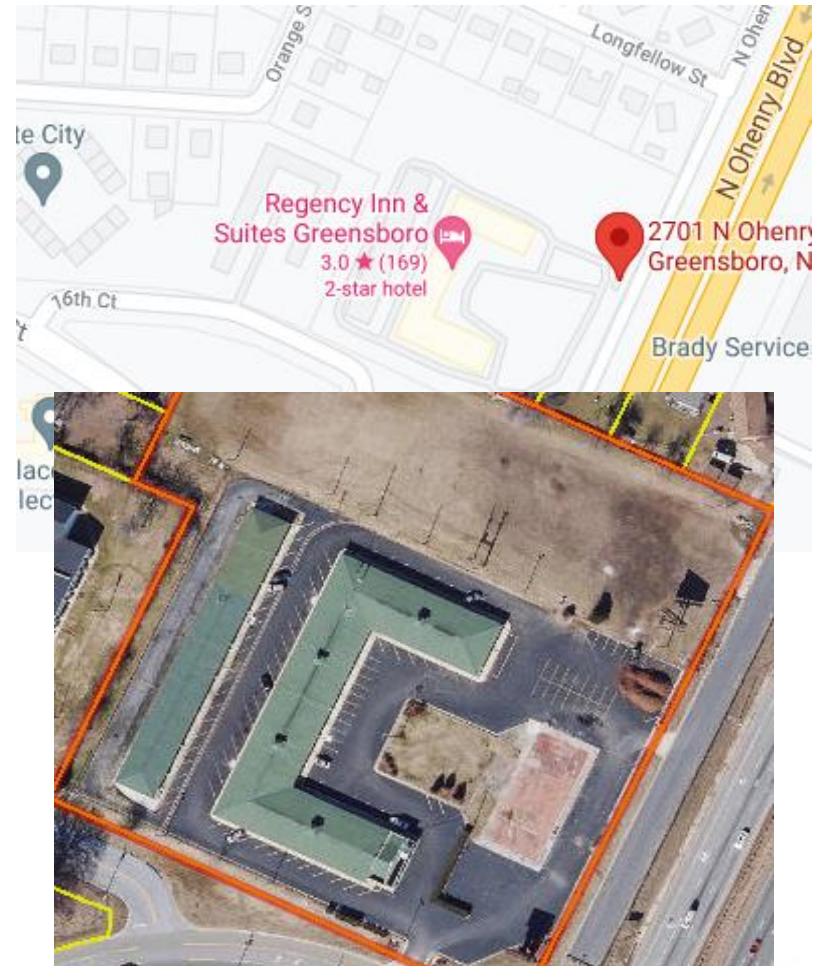
Target: Chronically homeless

Units: 64 Units – 47 SRO, 17 suites

Rent Range: $40-55 per night

Total Acquisition Costs: $3.0M

City Loan Financing: $3,030,700 from 2016 Housing Bonds

GREENSBORO

Non-Congregate Shelter Operations

Time Period: November 2021- March 2022

Case Management, Food and Housing Support: Coordinated by Interactive Resource Center, Greensboro Urban Ministry, and YWCA

City Support for 2022 Winter Shelter Period:

$300,000 GUM – previously awarded ESG-CV funds

$20,000 YWCA – previously awarded Nussbaum funds

$234,527.79 IRC – previously awarded ESG-CV funds

Additional partnerships through the Continuum of Care providers will work on permanent housing placements for residents exiting the winter shelter

GREENSBORO

Phase 2: Permanent Supportive Housing

Regency Inn location
Partnership Homes, Inc.
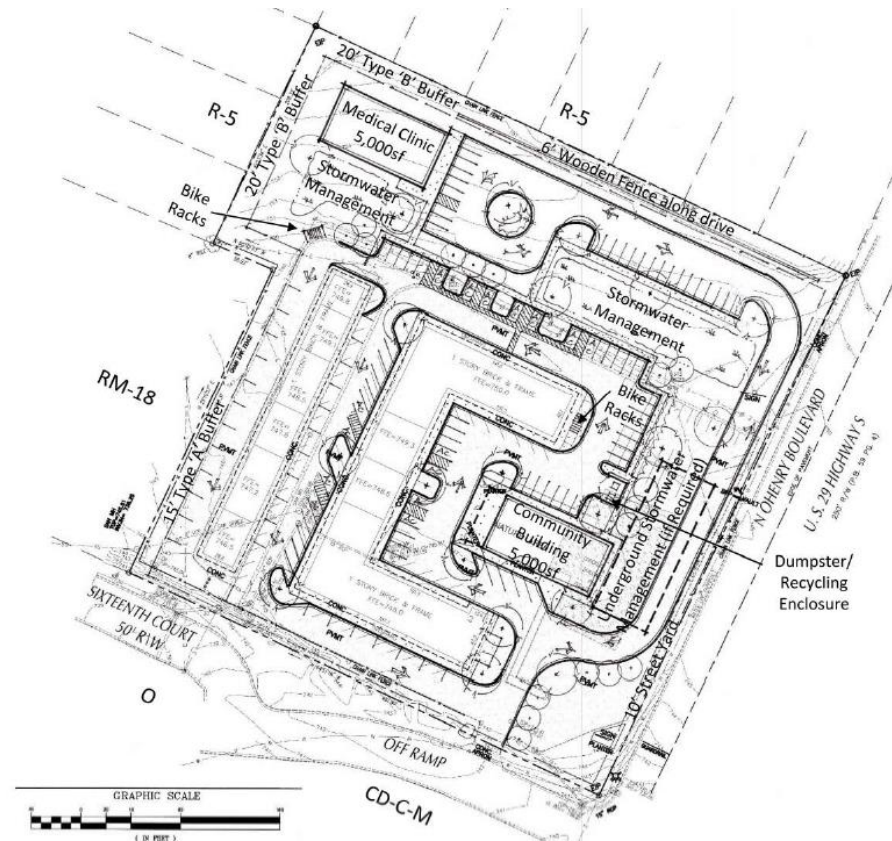
Location: 2701 N OHenry Blvd

Council District: 2

Proposed Units: 74 Units

Target: Chronically homeless and disabled with high acuity needs

Type: Rehabilitation for Permanent Supportive Housing

Total Development Costs: $13.2M inclusive of $3.0M acquisition costs;

Optional operations and supportive services reserves are not included in total costs.

GREENSBORO

Anticipated Schedule

November 2021 – Acquisition

November 2021 - March 2022 – Interim use as Non-Congregate Shelter location

November 2021 - March 2022 – City and partners to work with Corporation for Supportive Housing as consultant on plan for conversion to permanent supportive housing

April 2022 – City Council review of conversion financing

2022 - Begin rehabilitation conversion to permanent supportive housing units

GREENSBORO

Questions?