# Homelessness & Affordable Housing in Washtenaw County

*Amanda Carlisle, Executive Director*
*Presentation at WHA State of Homelessness & Affordable Housing Event*
*November 16, 2023*

**In Michigan, you need to earn $21.65/hr, or work 86 hrs/week at minimum wage,** to afford a modest 2-bedroom rental home; <u>in Ann Arbor, you need to earn $26.62/hr</u>



How Much Do You Need to Earn to Afford a Modest Apartment in Your State?

Hourly wage required to afford a two-bedroom rental home by state.

Below $19.00 | $19.00 - $26.00 | Above $26.00
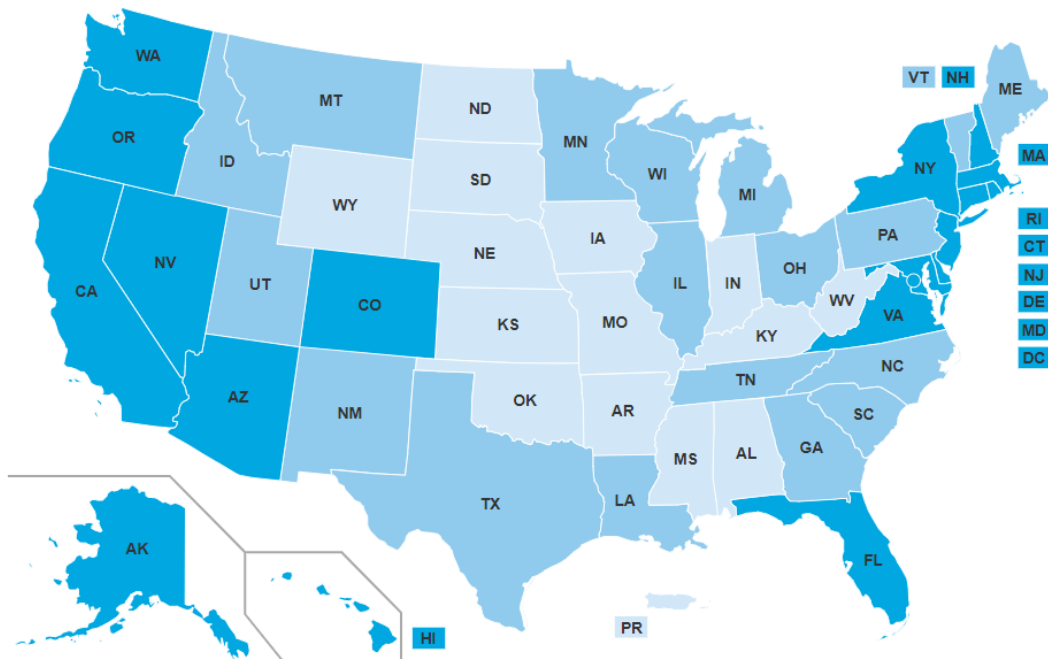
| MOST EXPENSIVE AREAS | HOUSING WAGE |
|---|---|
| Ann Arbor MSA | $26.62 |
| Grand Rapids-Wyoming HMFA | $25.50 |
| Livingston County | $24.25 |
| Detroit-Warren-Livonia HMFA | $23.33 |
| Holland-Grand Haven HMFA | $22.08 |

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

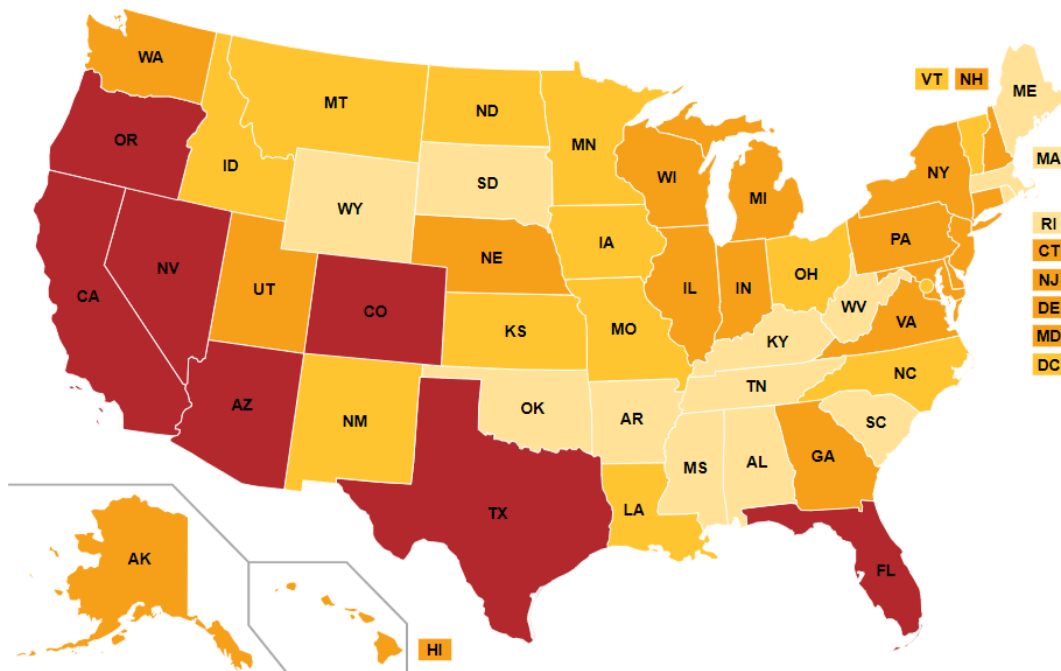Source: National Low-Income Housing Coalition, *Out of Reach* (2023), https://nlihc.org/oor & https://nlihc.org/oor/state/mi

# There are 36 affordable and available units for every 100 extremely low income renter households in Michigan, **mirroring the national gap**

## No State Has an Adequate Supply of Affordable Rental Housing for the Lowest Income Renters

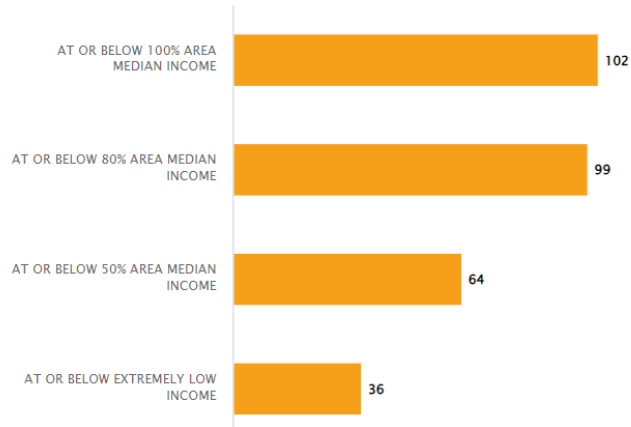*Affordable and Available Rental Homes per 100 Extremely Low Income Renter Households*

- ● 30 or fewer
- ● 31 to 40
- ● 41 to 45
- ● 46 or greater

View Data as Table ↓



### Affordable and Available Homes per 100 Renter Households

| | |
|---|---|
| AT OR BELOW 100% AREA MEDIAN INCOME | 102 |
| AT OR BELOW 80% AREA MEDIAN INCOME | 99 |
| AT OR BELOW 50% AREA MEDIAN INCOME | 64 |
| AT OR BELOW EXTREMELY LOW INCOME | 36 |

# Local Context: We are seeing **record-level increases** in the number of **people experiencing homelessness** in Washtenaw County
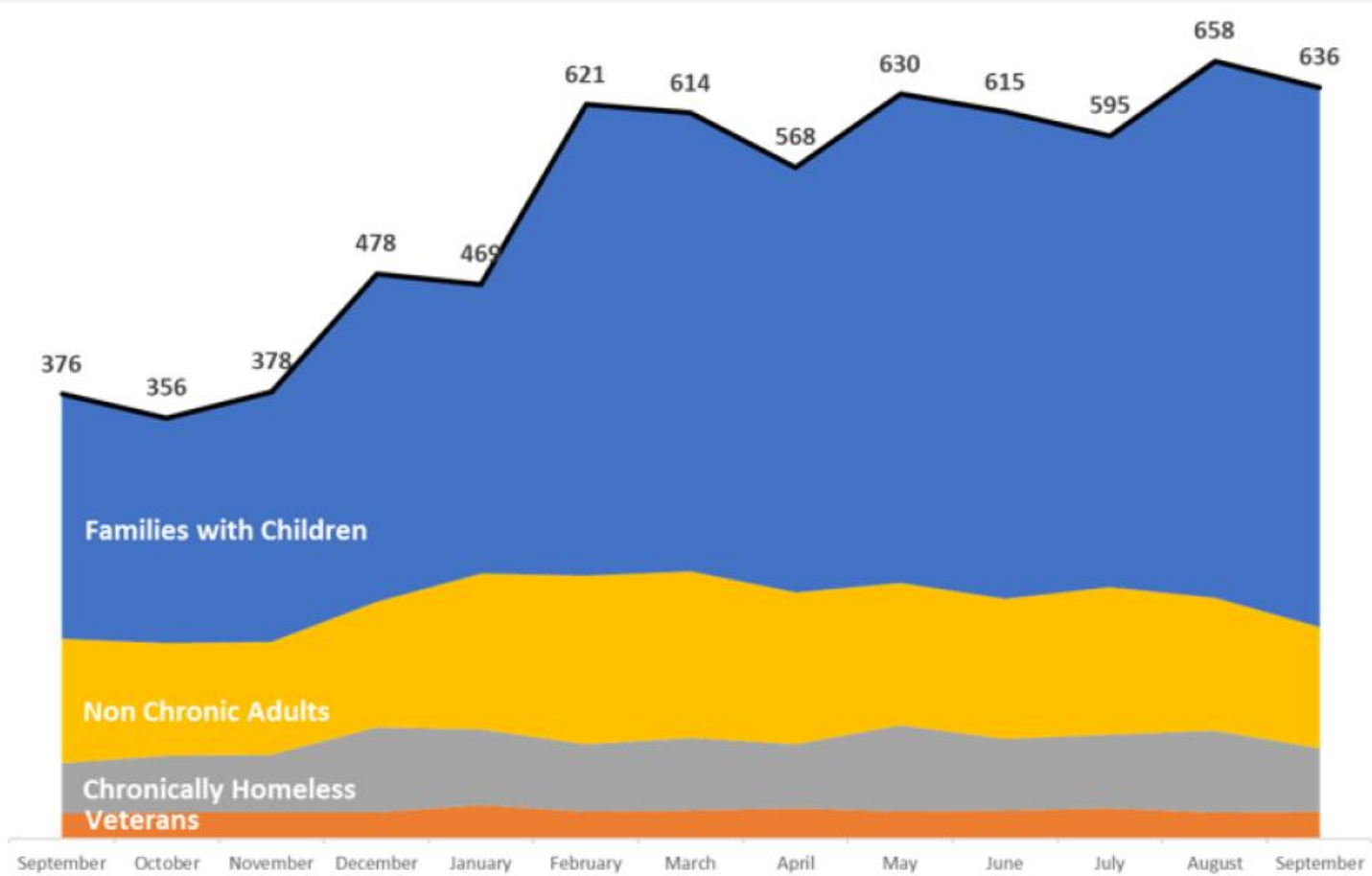


| Year | Families Avg. LOT to Housing (in Days) |
|------|----------------------------------------|
| 2018 | 83 |
| 2019 | 98 |
| 2020 | 91 |
| 2021 | 92 |
| 2022 | 109 |
| 2023 | 151 |

Families are counted in total *Persons*

Washtenaw County Homeless System of Care – Emergency Shelter, Transitional/Bridge Housing & Permanent Housing Beds/Units

# The *NEW* **Washtenaw County System Modeling Report** reveals needs/gaps in the homeless system of care, for temporary and permanent interventions

The System Modeling Report is a **needs assessment** and **gaps analysis** of supportive housing and other interventions in Washtenaw County's homeless services system.

- Model and analysis differentiate between **intervention types**, as well as by **populations and sub-populations**
- **Resources considered:**

Diversion/ Prevention

Temporary Interventions

Rapid Re-Housing

Permanent Supportive Housing

The Report was **prepared by CSH** (Corporation for Supportive Housing)

# *Key Takeaways* from Resource Gap of Permanent Housing Based on Existing Resources and Annual Need

## Rapid Re-Housing

**886 slots of RRH needed**

RRH is a short- to medium-term housing + services intervention

## Permanent Supportive Housing

**871 units of PSH needed**

PSH is a long-term housing + services intervention

## Diversion/ Prevention

**284 slots of Diversion/Prev. needed**

Diversion/Prevention is a short-term intervention that couples mediation w/ financial assistance

*Key Takeaways* from Resource Gap of Temporary Housing Based on Existing Resources and Annual Need

Temporary Interventions for Adult-Only

**58 emergency shelter** / temporary housing interventions needed

Temporary Interventions for Families

**123 emergency shelter** / temporary housing interventions needed

There is hope…our local communities and developers are creating new affordable housing

Ann Arbor City Owned Properties

Building / Facilities

Surface Parking Lots

Vacant Properties

721 N Main

404 – 406 N Ashley

121 Catherine

415 W. Washington

350 S Fifth Ave

216 W. William

353 S. Main

104 -120 W. William

1320 Baldwin Ave

1510 E. Stadium

2000 S. Industrial

3432 - 3440 Platt & 3435 – 3443 Springbrook
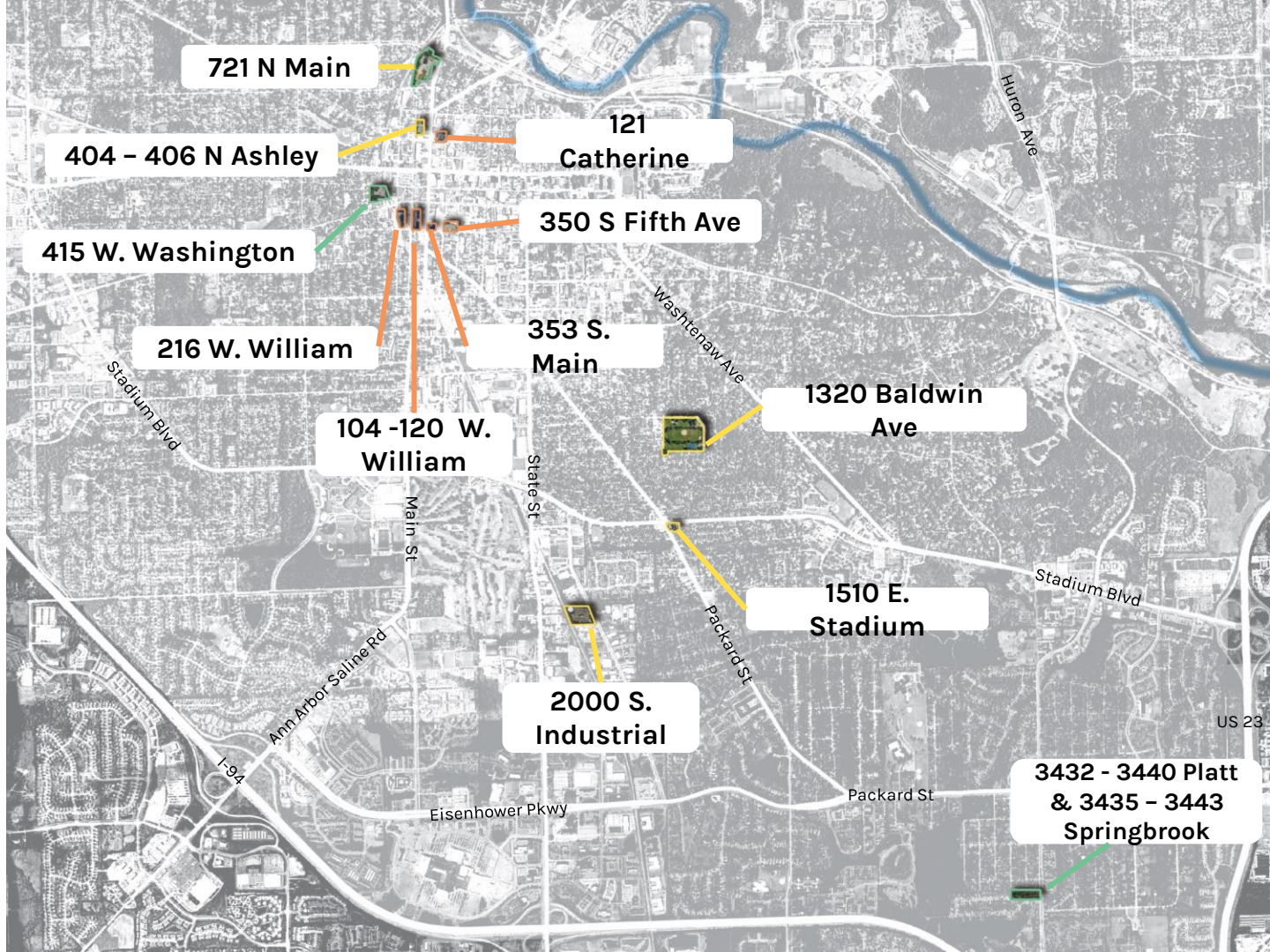
# The Grove at Veridian



*2260 Platt Road, Ann Arbor*

- **Number of Units:** 50

- **Construction Start:** September, 2023

- **Tenant Move-In:** Summer, 2025

- **Property Manager:** Avalon

- **Service Provider:** Avalon & Ozone House

- **Architect:** Cornerstone Design

- **General Contractor:** Phoenix

# 206 Washington



*206 N Washington, Ypsilanti*

- **Number of Units:** 22

- **Construction Start:** March, 2024

- **Tenant Move-In:** June, 2025

- **Property Manager:** Avalon

- **Service Provider:** Avalon

- **Architect:** Cornerstone Design

- **General Contractor:** Phoenix

# 121 Catherine



*121 Catherine, Ann Arbor*

- **Number of Units:** 63

- **Construction Start:** April, 2024

- **Tenant Move-In:** Fall, 2025

- **Property Manager:** AAHC

- **Service Provider:** Avalon

- **Architect:** Landon Bone Baker

- **General Contractor:** O'Neal

# 1146 S. Maple



*1146 S Maple, Ann Arbor*

- **Number of Units:** 25

- **Construction Start:** August, 2025

- **Tenant Move-In:** Early 2027

- **Property Manager:** Avalon

- **Service Provider:** Avalon

- **Architect:** Fusco, Shaffer, and Pappas

- **General Contractor:** TBD

**Temporary Housing for Veterans** is the only population-specific resource for which the Washtenaw County System Modeling Report shows an excess

*Table 4.* Resource Gap of Temporary Housing Based on Existing Resources and Annual Need

| Population | Existing Stock | Average Turnover Rate (APRs) | # Available Annually | Rate of Need | Annualized Need |
|---|---|---|---|---|---|
| **Adults Only (Beds)** | **128** | | **540** | 598 | (58) |
| Veterans | 28 | | 118 | 83 | 35 |
| Youth | 7 | 422% | 30 | 74 | (44) |
| DV Experience | 7 | | 30 | 148 | (118) |
| Seniors | 0 | | 0 | 94 | (94) |
| **Families (Units)** | **36** | | **95** | 218 | (123) |
| Veterans | 0 | | 0 | 2 | (2) |
| Youth | 0 | 263% | 0 | 16 | (16) |
| DV Experience | 18 | | 47 | 57 | (10) |
| Seniors | 0 | | 0 | 6 | (6) |

The *increase in housing first (permanent housing) resources for Veterans,* over the past decade, has dramatically decreased Veteran homelessness, and <u>decreased</u> Veterans temporary housing needs here in Washtenaw County

**New Data Show 11% Decrease in Veteran Homelessness since 2020 – Biggest Decline in More Than Five Years**

Nov 07, 2022



## CASE STUDY: HOUSING FIRST CUT VETERAN HOMELESSNESS BY 50%

Housing First is supported by the U.S. Department of Veterans Affairs (VA) in its two largest homelessness programs – Supportive Services for Veteran Families (SSVF) and HUD-Veterans Affairs Supportive Housing (HUD-VASH). These programs, which are considered to be the gold standard for homelessness programs both domestically and abroad, have been instrumental in reducing veteran homelessness by 50% over the past decade.

In 2021, 3 states and 82 communities announced they achieved net zero veteran homelessness using the Housing First model:

| VIRGINIA | CONNECTICUT | DELAWARE |
|---|---|---|
| Mobile, AL | Massachusetts CoC, MA | Schenectady, NY |
| Little Rock, AR | Kent County, MI | Syracuse, NY |
| Riverside, CA | Lansing, MI | Troy, NY |
| Flagler County, FL | Wexford, MI | Cumberland, NC |
| Miami-Dade County, FL | Dakota, MN | Winston-Salem, NC |
| Myers, FL | Moorhead, MN | Dayton, OH |
| Daytona Beach, FL | Northeast CoC, MN | Akron, OH |
| Atlanta, GA | Northwest CoC, MN | Norman, OK |
| DeKalb County, GA | Southeast CoC, MN | Gresham, OR |
| Central Illinois, IL | Southwest CoC, MN | Multnomah County, OR |
| Christian County, IL | Gulfport, MS | Portland, OR |
| Coles County, IL | Hattiesburg, MS | Delaware County, PA |
| Douglas County, IL | Mississippi CoC, MS | Lancaster, PA |
| Edgar County, IL | Kansas City, MO | Lehigh Valley, PA |
| Moultrie County, IL | Poplar Bluff, MO | Philadelphia, PA |
| Quad Cities Region, IL | St. Joseph, MO | Pittsburgh, PA |
| Rockford, IL | Lincoln, NE | Reading, PA |
| Shelby County, IL | Nebraska CoC, NE | Scranton, PA |
| Waukegan, IL | Las Vegas, NV | Western CoC, PA |
| Will County, IL | Nashua, NH | Chattanooga, TN |
| Indiana CoC, IN | Bergen County, NJ | Jackson, TN |
| Des Moines, IA | Middlesex County, NJ | Abilene, TX |
| Quad Cities Region, IN | Las Cruces, NM | Houston, TX |
| Kansas City, KS | Santa Fe, NM | San Antonio, TX |
| Lexington, KY | Albany, NY | Austin, TX |
| New Orleans, LA | Buffalo, NY | Chittenden County, VT |
| Shreveport, LA | Long Island, NY | Kittitas County, WA |
| Terrebonne Paris, LA | Poughkeepsie, NY | La Crosse, WI |
| Montgomery County, MD | Rochester, NY | Beckley, WV |
| Lowell, MA | Saratoga Springs, NY | |

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