

City Council Work Session Permanent Supportive Housing

May 1, 2025



Permanent Supportive Housing

- Permanent housing with rent assistance and voluntary wrap-around services to enhance housing stability.
- Targeted toward high need homeless/disabled and very low income households with chronic housing instability.
- Typically a low barrier program to provide housing and case management while addressing the causes of homelessness.
- Has been proven to be more cost effective use of public funds than crisis services – shelters, hospitals, jails and prisons.

NCHFA Targeting Program - LIHTC Permanent Supportive Units

- Largest source of permanent supportive housing unit production.
- Program developed in response to NC Olmstead Act requirement to improve community inclusion for people with disabilities.
- 10% of LIHTC units must be reserved for households with disabilities who are referred through the NC Dept of Health and Human Services.
- Rent assistance is provided through the NCHFA Key Rent program.

Permanent Supportive Unit Production Under Housing GSO (since 2020)

• Total MF Units Produced or Committed	1,278
• Total PSH Units Produced	143
• Total PSH Units in Construction	6
• Total PSH Units in Pre-Development	<u>31</u>
	180

PSH totals include recent supportive housing projects such as Foxworth II, Partnership Place and Oakwood Park

Demand for PSH

- Economic instability and a rising low income senior population could lead to increased homelessness.
- There are 2,305 total households entering homelessness each year in the High Point/Guilford County Continuum of Care.
- The number of chronically homeless individuals (529) and chronically homeless families (117) reflects a critical need for long-term supportive housing solutions.

Next Steps

- Bonus points in multi-family RFP for additional PSH units – implemented 2025
- Tenant Based Rental Assistance – program start July [estimating minimum 60 households to be served]
- Oakwood Park – construction start summer 2025
- NCHFA LIHTC project awards – August 2025 [up to 22 supportive units to be preserved or created]
- Partnership Place – additional 6 units

Next Steps – 817 Summit Ave



- Pending HUD CoC Builds award
- Planned for rehabilitation as studio units
- Construction could start Fall 2025
- Potential City funding to include HOPWA, CDBG, Lead
- Partnering with developer to determine final project cost feasibility

Challenges

- Disconnect between NCDHHS and CoC agencies for housing referrals
- Federal attention may shift away from evidence based practices
- Federal entitlement fund sources may not be secure or may change in prioritization
 - Greensboro relies on ~\$5.5M in HUD funding each year
 - If this funding is eliminated in 2026-2027, Greensboro faces a gap within the next 18 months with no identified source for replacement funds
- HUD has not yet announced 2025-2026 awards (CDBG, HOME, ESG, HOPWA)
- Nussbaum funds increasingly focused on services instead of units
- Future Medicaid changes may limit expansion under the NC waiver that would allow use for homeless housing and care expenses