

Permanent Supportive Housing: Data Trends and Recommendations

Total number of permanent supportive housing beds increased by approximately 300 or 40% since 2019

Nearly 500 permanent supportive housing units will be created during the next few years which will represent an increase of more than 50%

Chart 1 is based on data from the 2018 – 2022 Housing Inventory Counts (HIC), which are required by and submitted to the U.S. Department of Housing and Urban Development (HUD) annually.

The Housing Inventory Count (HIC) is a point-in-time inventory of provider programs within a Continuum of Care that provide beds and units dedicated to serve people experiencing homelessness (and, for permanent housing projects, were homeless at entry, per the HUD homeless definition), categorized by five Program Types: Emergency Shelter; Transitional Housing; Rapid Re-housing; Safe Haven; and Permanent Supportive Housing.

HUD defines permanent supportive housing as “permanent housing in which supportive services are provided to assist homeless persons with a disability to live independently.”

Permanent supportive housing is directed towards households with high-acuity needs including co-occurring disorders and unable to maintain housing stability without supportive services.

Chart 1 summarizes the list of permanent supportive housing beds and projects between 2018 and 2022 in Table 1. The summary does not include HUD VASH Vouchers and projects. The summary reveals:

- **Finding 1:** Number of permanent supportive housing beds increased from 716 beds in 2018 to 927 beds in 2022, which represents an increase of 211 beds or 30%.

Chart 1.

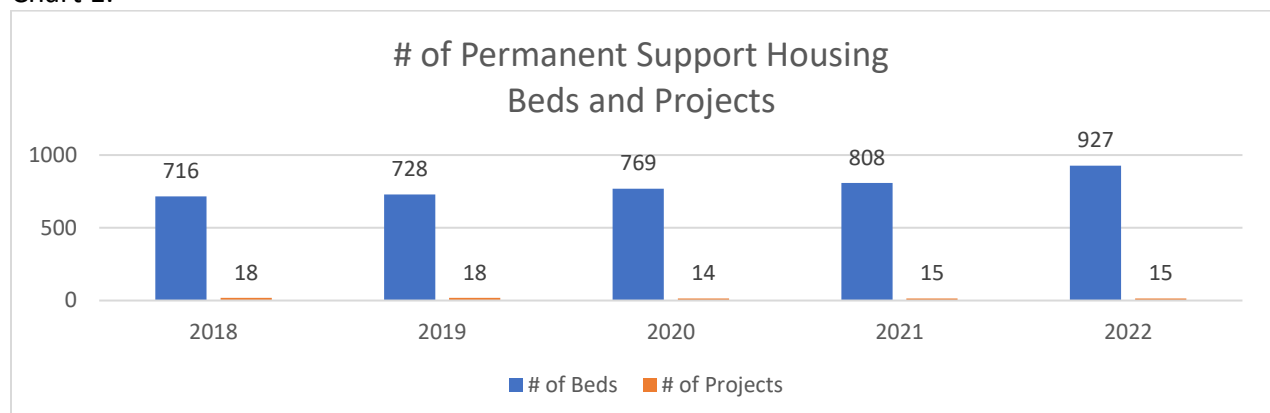


Table 1.

Organization	Project Name	2018	2019	2020	2021	2022
City of Riverside	City of Riverside PSH Chronically Homeless	8	8	8	8	8
City of Riverside	City of Riverside PSH for Disabled	13	14	17	12	13
County Housing Authority	Housing Authority Consolidated (Formerly All Cnty 1)	52	51	161	161	99
County Housing Authority	Shelter Plus Care Consolidated All County	75	65			171
County Housing Authority	Shelter Plus Care EHOP	5	4			
County Housing Authority	Shelter Plus Care Project Based w/OSH	13	13	13	13	14
County Housing Authority	Shelter Plus Care Street to Home Chronic Homeless Project	13	13			
Jewish Family Services	Desert Horizon	18	18			
Jewish Family Services	JFS Desert Vista Permanent Housing	40				
Jewish Family Services	JFSSD Desert Rose PSH				17	43
Jewish Family Services	JFSSD Permanent Supportive Housing Expansion		75	107	112	103
LightHouse Social Service Centers	LightHouse Riverside PSH		29	29	29	29
LightHouse Social Service Centers	Lighthouse SSC Permanent Housing for Disabled Women with Children	41	39	36	41	41
Path of Life Ministries Inc	Path of Life PSH	131	131	131	135	119
Riverside University Health System-Behavioral Health	Behavioral Health - Coachella Valley Permanent Housing	25	25	25	25	
Riverside University Health System-Behavioral Health	Behavioral Health - Men's Permanent Housing	23	23	22	23	23
Riverside University Health System-Behavioral Health	Behavioral Health - Riverside Permanent Housing	25	25	25	25	
Riverside University Health System-Behavioral Health	Behavioral Health HHOPE Consolidated Permanent Housing	112	103	103	115	118
Riverside University Health System-Behavioral Health	Behavioral Health - PSH Cathedral Palms (No Place Like Home)					68
Riverside University Health System-Behavioral Health	Behavioral Health - PSH Cedar Glen II (No Place Like Home)					28
Riverside University Health System-Behavioral Health	RUHS - BH Permanent Supportive Housing Project					50
Step Up On Second Street, Inc.	Stepping Up In Riverside	59	54	54	54	
Step Up On Second Street, Inc.	Stepping Up in Riverside Bonus	38	38	38	38	
US Vets Initiative	US Vets Riverside Permanent Housing	25				
	Total: Beds	716	728	769	808	927
	Total Projects:	18	18	14	15	15

HUD’s HIC requires CoCs to identify one of the following housing types for each permanent supportive housing project

- Site-based/ single site - All clients are housed in a single project facility
- Site-based/ clustered-multiple sites - Clients are housed in project facilities that are scattered across multiple locations, but more than one client is housed in each project facility. The facility locations are owned, operated, or sponsored by the project
- Tenant-based/ scattered site - Clients have leases or occupancy agreements and are housed in residences that are not owned or managed by the project.

There are two primary models for providing PSH units—scattered-site (clients are housed in single residences and project facilities that are scattered across multiple locations) and single-site multifamily buildings.

- **Finding 2:** Chart 2 shows that just over half (53%) of the 15 projects are tenant-based/scattered site and four (4) Site-based/ single site and three (3) are Site-based/ clustered-multiple sites.

Chart 2 is based upon the 15 permanent supportive housing projects that have beds in 2022 in Table 1, which are also listed in Table 2 by housing type in 2022.

Chart 2.

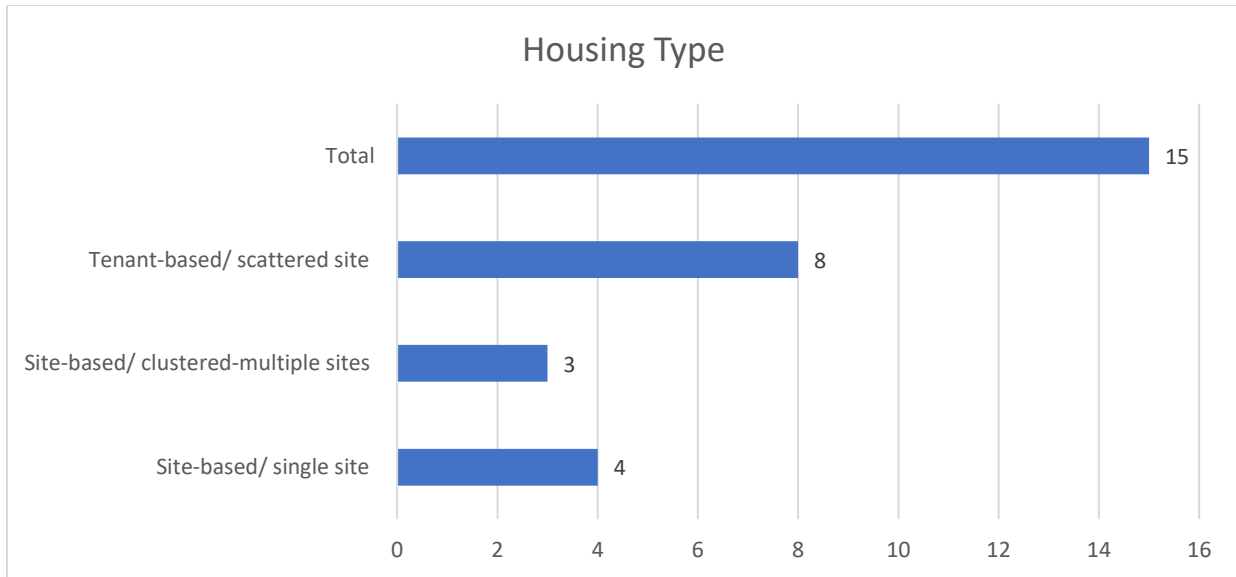


Table 2. Permanent Supportive Housing Projects by Housing Type in 2022

Organization	Project Name	Site-based/ single site	Site-based/ clustered- multiple sites	Tenant- based/ scattered site
City of Riverside	City of Riverside PSH Chronically Homeless	✓		
City of Riverside	City of Riverside PSH for Disabled		✓	
County Housing Authority	Housing Authority Consolidated (Formerly All Cnty 1)			✓
County Housing Authority	Shelter Plus Care Consolidated All County			✓
County Housing Authority	Shelter Plus Care Project Based w/OSH		✓	
Jewish Family Services	JFSSD Desert Rose PSH	✓		
Jewish Family Services	JFSSD Permanent Supportive Housing Expansion			✓
LightHouse Social Service Centers	LightHouse Riverside PSH			✓
LightHouse Social Service Centers	Lighthouse SSC Permanent Housing for Disabled Women with Children			✓
Path of Life Ministries Inc	Path of Life PSH			✓
Riverside University Health System-Behavioral Health	Behavioral Health - Men's Permanent Housing			✓
Riverside University Health System-Behavioral Health	Behavioral Health HHOPE Consolidated Permanent Housing			✓
Riverside University Health System-Behavioral Health	Behavioral Health - PSH Cathedral Palms (No Place Like Home)	✓		
Riverside University Health System-Behavioral Health	Behavioral Health - PSH Cedar Glen II (No Place Like Home)	✓		
Riverside University Health System-Behavioral Health	RUHS - BH Permanent Supportive Housing Project		✓	
Total Projects:		4	3	8

- Finding 3.** 90 units of permanent supportive housing were established with Mental Health Services Act Housing Program funds during recent years

The Mental Health Services Act (MHSA) Housing Program provides funding for the capital costs and operating subsidies to develop permanent supportive housing for persons with serious mental illness who are homeless, or at risk of homelessness, and who meet the MHSA Housing Program target population criteria. The 90 units were established in the following projects:

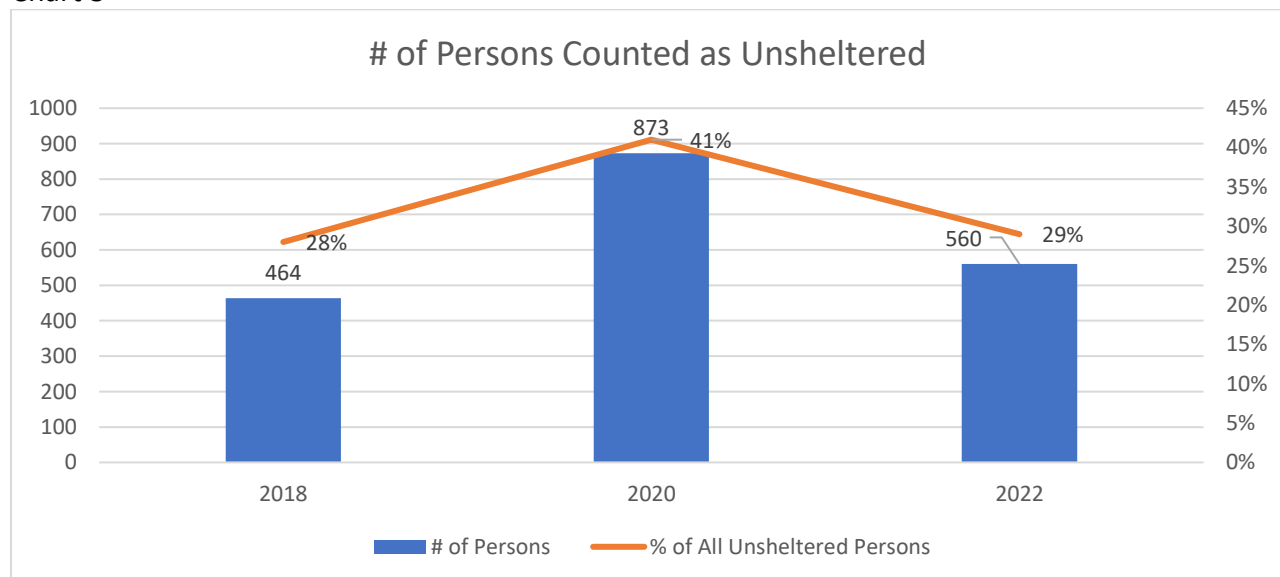
- Cedar Glen Phase I, located in the City of Riverside, has 15 restricted units to be used as permanent supportive housing;
- Snowberry, located in the City of Riverside, has 15 restricted units to be used as permanent supportive housing;
- Vineyards, located in the City of Menifee, has 15 restricted units to be used as permanent supportive housing;
- Perris Family Apartments, located in the City of Perris, has 15 restricted units to be used as permanent supportive housing;
- Legacy Apartments, located in the City of Thousand Palms, has 15 restricted units to be used as permanent supportive housing; and
- Rancho Dorado North, located in the City of Moreno Valley, has 15 restricted units to be used as permanent supportive housing.

Chronically Homeless Persons

Chronically homeless persons with mental illness, chronic substance abuse, chronic health conditions, and/or physical disabilities have the highest level of need for permanent supportive housing.

Finding 4: Number of chronically homeless persons counted during the 2020 and 2022 homeless counts were significantly higher than during the 2018 homeless count as noted in chart 3.

Chart 3



Finding 5: The number of permanent supportive housing units will significantly increase during the next few years because of recent state funding awards

It is worth noting that more than 300 permanent supportive housing units will be created during the next few years because of state funding awards during the past few years.

Several new permanent supportive housing projects that were awarded No Place Like Home state funding include:

Table 3. Permanent Supportive Housing Units Recently Awarded No Place Like Home Funds

Project	# of Units	Targeted Completion
St. Michael's, 4070 Jackson Street, Riverside CA 92503	24	October 1, 2022
Oasis Senior Villas, 2340 14TH Street, Riverside CA 92507	46	Late Fall 2023
Aloe Palm Canyon, 1479 N. Palm Canyon, Palm Springs CA 92262	25	June 1, 2024
Rancho Las Bolsas, Rancho California Road, Temecula CA	26	August 1, 2023
Vista de La Sierra Apartments, 11253 Pierce Street, Riverside CA 92501	39	May/June 2023
Vista Sunrise II, 1695 Sunrise Way, Palm Springs CA 92262	29	August 1, 2023
Tres Lagos Apartments Phase I, 23345 Catt Road, Wildomar CA 92595	43	September 1 2024
Tres Lagos Apartments Phase II, 23345 Catt Road, Wildomar CA 92595	43	June 1, 2025
Villa Verde I, LP 84824 Calle Verde, Coachella CA 92236	50	August 1, 2026
Sunrise at Bogart LP, 11049 Bogart Road, Riverside, CA 92505	11	April 1, 2025
Total:	336	

No Place Like Home (NPLH) funds were used to establish permanent supportive housing in larger affordable housing projects that are under construction, which include:

- Cathedral Palm Apartments, which will be located in the City of Cathedral City and will include 68 units that will be restricted as permanent supportive housing; and
- Pueblo Viejo Villas, which will be located in the City of Coachella and will include 11 units that will be restricted as permanent supportive housing.

These two projects will include 79 units that will be restricted as permanent supportive housing.

HUD allows local communities to allocate a portion of their Home Investments Partnerships Program (HOME) funds to provide flexible loans or grants for the capital costs to develop affordable and permanent supportive housing, which includes

- Monamos, which will be located in the City of Murrieta and will include 8 units that will be restricted as permanent supportive housing.

Homekey funds will be used to create permanent supportive housing units, which will include

- Ayres Hotel, which will be located in the City of Corona, and will include 52 units of permanent supportive housing.

Recommendations

1. Implement a multidisciplinary approach to develop more permanent supportive housing

Implementing a multidisciplinary approach should include the activities described in recommendations 2 – 5.

2. Encourage the development of the three primary models of permanent supportive housing

The three primary models of permanent supportive housing include

- Scattered-site units rented from private and public property owners that are paid from a source of rental assistance such as housing vouchers;
- Single-site multifamily buildings in which all of the units are rented as permanent supportive housing; and
- Mixed-income/mixed-tenancy model that joins both supportive and affordable housing units in a single property.

On-site and off-site supportive services are offered to households living in all three models.

3. Support permanent supportive housing financing by promoting a combination of federal, state, and local funding

There is no single funding source for permanent supportive housing. Providers must pool or braid together funding for each of the three primary models of permanent supportive housing

- Scattered-site units which typically only requires operating and services funding because existing housing units are leveraged;
- Single-site multifamily buildings requires capital funds (loans and grants), operating, and services funding; and
- Mixed-income/mixed-tenancy models, which also requires capital funds (loans and grants), operating, and services funding.

Capital funds (loans and grants) are required to acquire, build, or rehabilitate units commonly referred to “bricks and mortar.” Capital funds are also required for building and land acquisition, architectural fees, financing fees, and project management costs.

Operating funding cover operating costs that include property management, staffing, utilities, maintenance, insurance, and taxes. Rental income is the primary source of funding to cover operating costs. Permanent supportive housing providers generally require residents to pay a portion of their income toward their rent, which is usually set at 30 percent. Resident income is generally insufficient to cover operating expenses without rent subsidies to fully cover operating costs.

Services funding includes costs for both direct services such as case management including mental health counseling and substance use recovery. Other tenancy costs often include life, education, and employment counseling and assessing other needs and help with accessing services. Direct mental health, health, substance use recovery, and employment skills training are provided by public and private supportive services providers.

4. Promote and advance federal, state, and local funding

Promoting involves ensuring that public and private agencies are aware of a wide-range of federal, state, and local funding opportunities for which they can apply directly as applicant or co-applicant.

Advancing involves county and cities applying directly for federal and state funding opportunities and making public and private agencies aware that they can apply as sub-recipients of funding awarded to county and cities.

4a. Federal funding

Federal sources for capital, operating, and services funding include:

- Community Development Block Grant
- Continuum of Care Program
- Emergency Solutions Grant Program
- HOME Investment Partnerships (HOME) Program
- Housing Opportunities for Persons With AIDS
- HUD-VASH Voucher Program
- National Housing Trust Fund
- New Market Tax Credit Program
- Second Chance Act
- Section 202 Supportive Housing for the Elderly Program
- Section 811 Supportive Housing for Persons with Disabilities Program
- Supportive Services for Veteran Families

4b. State funding

- Capitalized Operating Reserves
- Community Development Block Grant
- Emergency Solutions Grant Program
- HOME Investment Partnerships (HOME) Program
- Homekey
- Low-Income Housing Tax Credit (LIHTC) Programs
- Multifamily Housing Program
- State-funded vouchers for supportive housing units
- Veterans Housing and Homeless Prevention Program

5. Promote and advance local partnerships

Permanent supportive housing often requires various partners that include developers, service providers, property owners, and property managers to work together to establish and operate the housing. Recruitment meetings should occur regularly to engage potential partners regarding opportunities for the future development of the primary models of permanent supportive housing. Sharing community goals, creating action plans for next steps, and delineating coordination procedures should be the focus of the meetings.