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# **7.01 How Much Shelter? How Much Housing?**

## **Calibrating Homeless Policy Choices to the Local Housing Market**

**Solutions for Individual Homeless Adults  
A National Conference**

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**February 21, 2020**



We believe optimized systems, the power of analytics, and expanded housing lead the way to ending homelessness.

# How Much Shelter? How Much Housing?

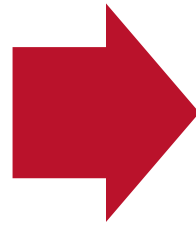
## Agenda

- **Data to understand your local housing market**
- **Example: San Mateo County**
- **Using housing market data to guide local solutions to homelessness**

# How Much Housing?

Determine Housing Option Strategy with the Most Local Impact

Understand the local housing market in relation to need



Calibrate a response that links housing market results with funding and policy options

## Housing Market Context

**Local housing market conditions shape the context of homeless crisis response**

Market conditions:

- Aggregate supply and demand for housing
- Average rents relative to income
- Availability of affordable housing for extremely low-income households
- Impact of institutional and societal racism, eviction practices, and local politics
- Trends in size of population experiencing homelessness

## Housing Market Data

Types of Data	Where to Find
Current and projected number of rental units compared with number of rental households	American Community Survey (ACS) data
Size of, and trends within, population experiencing homelessness	Point-in-Time Count data; HMIS
Housing affordability gap (availability of housing by income level)	NLIHC's GAP Analysis Report ( <a href="https://reports.nlihc.org/gap">reports.nlihc.org/gap</a> ); Estimate using ACS

## Data Analysis Steps

To identify local gaps through housing market data:

- **Analyze the current gap in affordable housing**
- **Overlay locations of households experiencing homelessness**
- **Project future demand and supply of units**
- **Consider targeted homeless crisis response interventions**

# Sample: San Mateo County Housing Market Analysis

## Housing Affordability Gap

### Estimating the Rental Housing Gap by Income Level in San Mateo

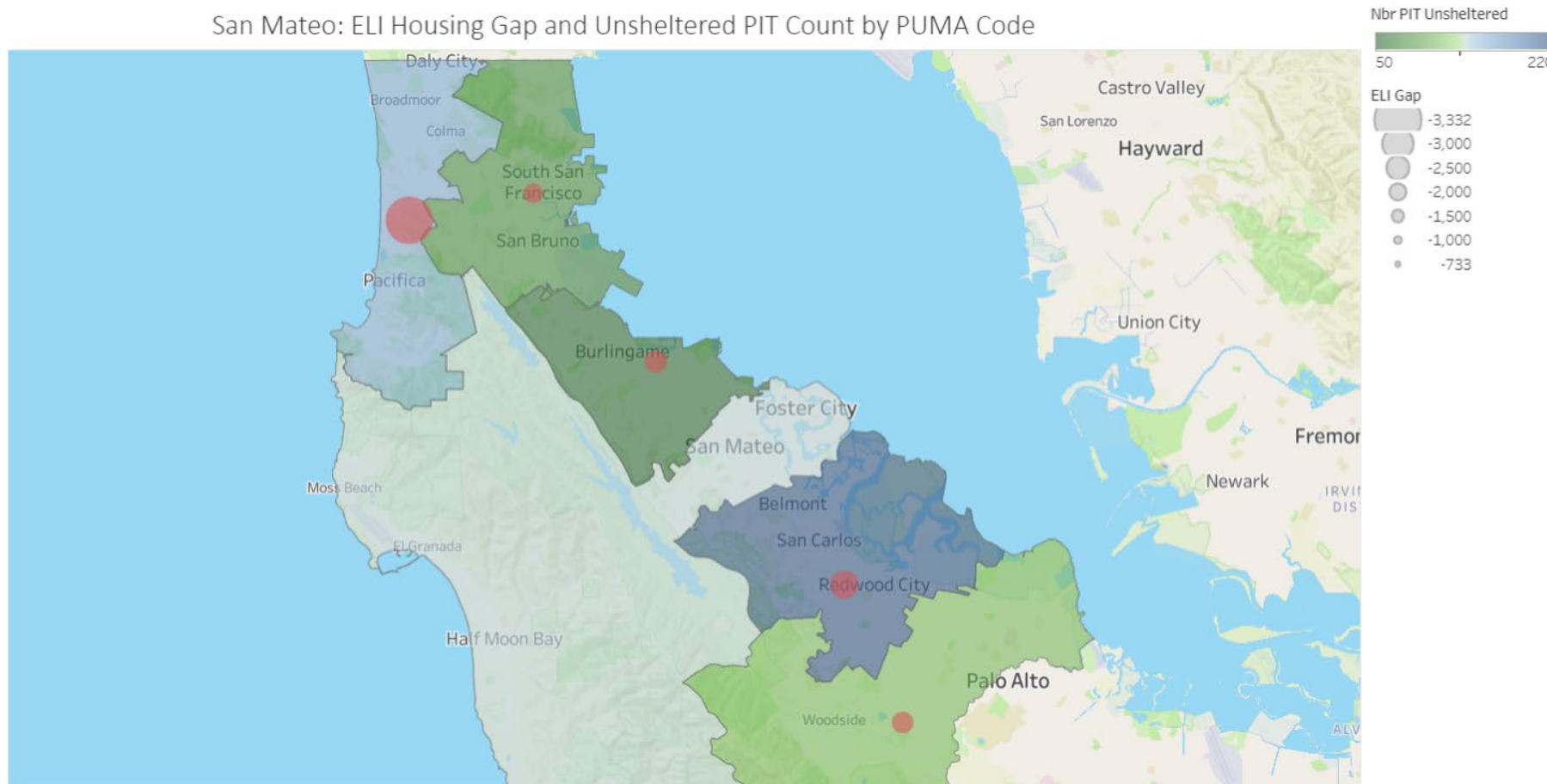
(Based on NLIHC Methodology, 2018 Data from American Community Survey)

	ELI (0-30%)	VLI (31-50%)	LI (51-80%)	MI (81-100%)	Above Median Income (>100%)	Total
Tenant Households within AMI Category	24,844	17,313	21,419	9,788	28,085	101,449
All Tenant Households at/below Threshold Income	24,844	42,157	63,576	73,364	101,449	101,449
"Affordable, Available and Adequate" Rental Units	5,895	18,874	61,942	77,849	107,035	107,035
Surplus (Deficit)	(18,949)	(23,283)	(1,634)	4,485	5,586	5,586
Units per 100 tenant households at/ below Threshold	<b>24</b>	45	97	106	106	106



# Sample: San Mateo County Housing Market Analysis

## Current Housing Affordability Gap & Rates of Homelessness



[https://public.tableau.com/profile/michael.hatch#!/vizhome/SanMateo\\_Clippped/Sheet1?publish=yes](https://public.tableau.com/profile/michael.hatch#!/vizhome/SanMateo_Clippped/Sheet1?publish=yes)

Data Sources: ELI HHs and Units based on data from the American Community Survey (2018); unsheltered homeless based on the 2019 PIT count

# Sample: San Mateo County Housing Market Analysis

## Housing Market Gap + Homeless Population

### Estimating Future Housing Gap in San Mateo

		New People	New Households (People/2.9)	New Units	Surplus / (Deficit) Units
Backlog (2010-2019)	General Pop	50,845	17,533		
	Homeless Pop		2,026		
Total 2019			19,559	10,027	(9,532)
Projected 2020-2024	General Pop	7,352	2,535		
	Homeless Pop		257		
Total 2024			2,792	7,957	5,165
Total through 2024	General Pop	58,197	20,068		
	Homeless Pop		2,283		
Grand Total 2024			22,351	17,984	(4,367)

Data Sources: General population, units and household size based on data from American Community Survey (2015-2018); homeless population estimates based on PIT counts (2016-2019) and HMIS system performance data (2015-2018).

## Expanding Housing

### Strategies for every market with an affordable housing gap:

- Affordable housing advocacy - push for deeply affordable units, including PSH
- Alternative Approaches, for example:
  - Accessory Dwelling Units
  - Shared Housing



Caution: make sure models address needs and will achieve intended objectives. Urgency is required and resources are precious.

## Expanding Housing (continued)

### Strategies for every market with an affordable housing gap:

- Focus prevention on communities disproportionately entering homeless and being evicted
- Be strategic with affordable housing efforts
  - Use locally controlled resources to advance deeply affordable housing production overall
  - Prioritize community integration of people with disabilities
  - Maximize use of PSH and service-enriched housing sources, including No Place Like Home in California.

## Using Local Housing Data to Prioritize Solutions

**Almost every community could benefit from:**

- Increasing problem-solving strategies
- Increasing targeted prevention
- Increasing deeply affordable housing stock, including PSH
- Continuously identifying opportunities for system and program improvement (focus on high impact strategies)
- Evaluating PSH performance, including tenant well-being

## Example Priorities

### Is the housing gap expected to increase?

- Consider prioritizing projects with mixed units, including deeply affordable (ELI & LI) and PSH units.
  - Goal and outcome can be more deeply affordable units produced overall with available resources.
- Time and money to produce PSH are high compared with strategies that can be rolled out more quickly.
  - If community problem-solving approaches are still evolving, continue taking to scale
  - Take shared housing strategies to scale

## Example Priorities

### Is the housing gap expected to decrease?

- Expand RRH
  - Test market saturation. Assess performance and prevalence of RRH. Improve RRH skills throughout community.
- Expand voucher-based PSH programs.
  - Analyze current take-up rates. Use equity lens to assess targeting of existing vouchers and inform action.

## Example Priorities

**Do you have information about communities from which people are entering homelessness?**

- Consider targeted eviction prevention policies.
  - Focus on equity-informed planning and program design.
  - Set parameters, evaluate outcomes.



## Example: San Mateo

- Housing gap expected to decrease, but significant gap remains. Calls for:
  - Increased homeless system optimization,
  - Increased PSH and deeply affordable units,
  - Increased diversion/problem-solving approaches, and
  - Shared housing strategies (rental costs on extreme end of expensive)
- Continuous planning and adjustments to address unanticipated implementation challenges



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**Questions for our analytics team?**

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