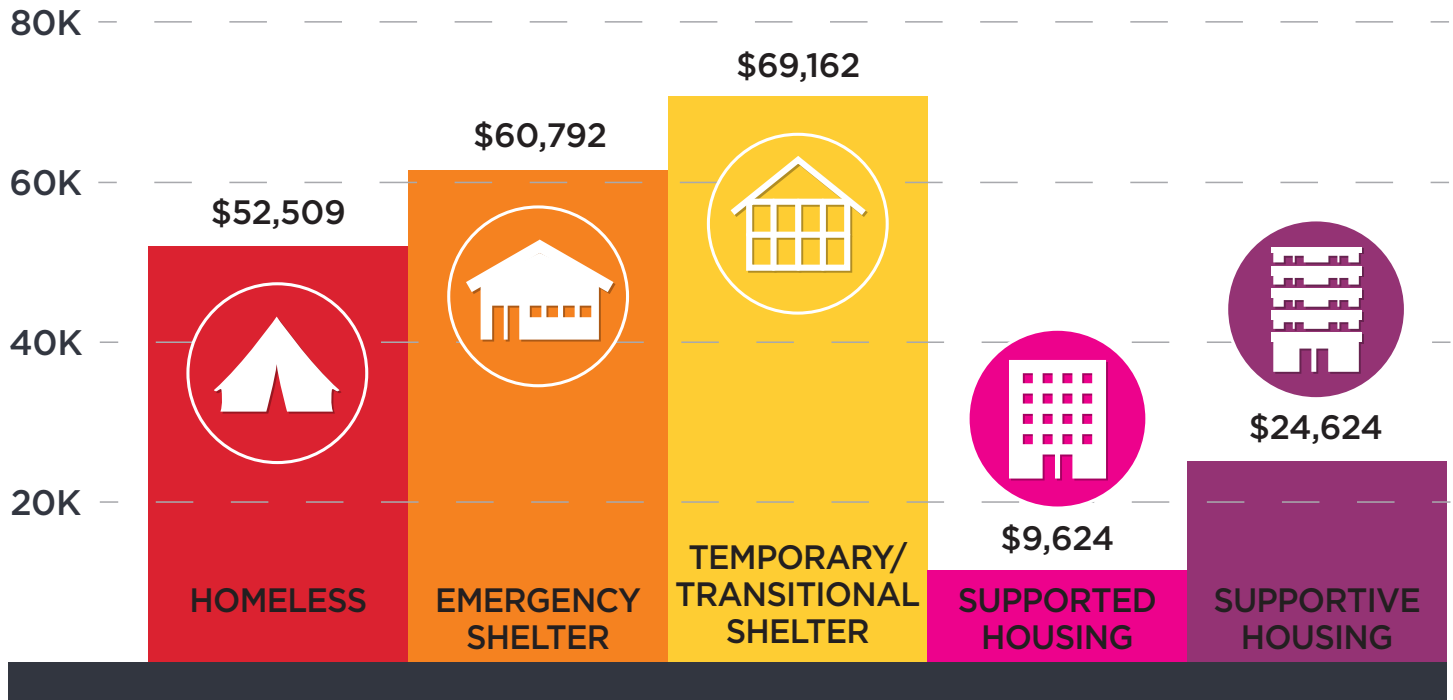


Housing Continuum by the Numbers

Costs per person, per year on average



Type 1 – Homeless & Living Rough:

Total Costs per person: \$52,509.40

Increased cost of medical care for an unhoused person is between \$18,000-\$44,000 per year, according to the Health Council for the Homeless, the Coalition for the Homeless and Good RX, as compared to a housed person. This number includes emergency room visits and overnight hospitalizations at \$3,475 per day on average in Oregon according to a national survey of hospitals which places Oregon as the second most expensive hospital stay per night, only New Mexico is more expensive according to research detailing costs.

If a person stays just five days per year with a one-time event, the cost is \$17,375, but since the average unhoused person has nine contacts with emergency medicine, assuming only one third require hospitalization, the cost comes to \$31,275.00. But costs go up exponentially for the chronically unhoused, aging persons and those with on-going medical issues.

In addition, homeless persons are more likely to be incarcerated for trespass, loitering and other misdemeanors related to homelessness. The cost per night of incarceration is roughly \$128.44 according to the state's jail analysis, per day of jail time.

Add in attorney's fees and court costs and that's an additional \$3,850 per year, per unhoused person. That takes into account the cost of public defender fees at \$125 per hour with an average of 22 hours per misdemeanor, according to the Justice Project. Plus police time and filing costs per citation at \$1,100 per citation, according to an average of municipal court costs.

Here's how it totals:

\$31,275.00=3 hospital stays at three days per stay. The cost is \$10,425.00 hospitalization for a three day stay, and according to GreenDoor, an internet site which tracks the costs of poverty, the average homeless person has nine encounters per year with emergency medicine and the average stay is three days.

\$1,284.40—Incarceration costs based on ten days in jail per year

\$3,850.00—Public defender fees

\$1,100.00—per citation

\$15,000.00—Navigation services

Total: \$52,509.40

In total, the cost of leaving an unhoused person living rough is on average \$52,509.40 per person at the low end, assuming only one major health event, two jail incarcerations, one citation, (most have at least five) and one instance of needing at attorney, which also under-estimates as most unhoused people require public defender's multiple times for misdemeanor charges.

Type 2 — Emergency Shelter:

Total Costs per person: \$60,792.00

The cost per year for emergency shelter for the unhoused is \$18,283.00 according to Housing and Urban Development (HUD), per person. This is a no- frills environment which includes minimal navigation or wrap around services and does not account for increased medical costs as a result of living homeless most of the time. Emergency shelters are open on the coldest days of winter and the smokiest days of summer. On average emergency shelter houses people for fewer than 90 days annually. Add in increased medical costs as a still homeless person, indoors on only the most unlivable days, the figure of \$31,275.00 in medical costs remain.

It's hard to estimate the additional police and court costs for this group as often the police do warrant checks at these locations. For the purpose of this cost estimate, let's assume they are not receiving police contact while sheltered, so we'll subtract one third in police and court costs.

Here's how it totals:

\$18,283.00—emergency shelter

\$31,275.00—medical costs

\$6,234.00—court and police costs

\$15,000.00—wrap around services

Total: \$60,792.00

Emergency shelter does not represent a cost savings but it may expose the unhoused to some community care, thus moderately lowering costs of incarceration and contact with criminal justice.

Type 3 — Transitional Shelter: \$69,162.00

Those staying in transitional shelters are housed in community environments, will receive navigation and wrap around services and medical care. Therefore, the costs for their medical decreases as housed people are more likely to establish and follow through with primary care providers as opposed to using the emergency room for medical care and because conditions do not become as dire due to regular care, they are less likely to need as many overnight hospitalizations.

In addition, if allowed to stay longer than the HUD standard of six months, they may be able to find permanent housing through the opportunity to be employed and to save money. However, the calculation accounts for the fact that transitional shelter is paid on a six -month basis and the other six months, the person is unhoused. As available rentals pace at a vacancy rate of 2% or less, finding a permanent housing unit is extremely difficult. And the HUD wait list is still between two to three years, so those options are also not immediate.

Therefore, the amount for one year would be calculated at six months in transitional housing and six months of living rough. During the six-month transitional shelter stay, the cost is \$35,408.00. Six months of living rough would be \$18,754.70. The total for six- month transitional housing and six months living rough is **\$69,162.00**.

Here's how it totals:

Shelter Stay—35,408.00

Living rough for 6 months—26,254.70 (includes increased medical costs, police contact, courts for 6 months)

Wrap around services for 6 month—\$7,500.00

Total: \$69,162.00

The cost of housing a person for six months is only slightly more than providing emergency shelter but more often through regular care and navigation services, some of those in transitional shelter will find permanent, market rate housing. For those who do not find permanent housing, the cost may be higher as they may be back again with increased police contact, and decreased health thus causing hospitalizations once again. This tends to be especially true for the more vulnerable older population.

Type 4 — Permanent Supported Housing: \$9,624.00

This applies to those who are economically challenged and need a permanent affordable home but require no other interventions. They are likely to use minimal navigation services and will access medical care regularly, thus lowering their medical costs to that of a market rate housed individual. They will purchase their own food and basic personal supplies.

The cost to purchase a co-housing property is roughly \$700,000.00 as a one-time grant to support a six person co-house.

Costs for a part time contract house manager who organizes weekly meetings, troubleshoots and assists residents at an expense of \$20.00 per hour at 20 hours per week, annualizes to a cost of \$19,200.00.

Now consider other costs to maintain the home's utilities, insurance and maintenance and it's roughly \$200 per month per person or \$14,400 per year.

Residents shall contribute one third of their income, averaged at \$1,000 per person, which means they'll contribute roughly **\$333.00** per month. \$333.00 per month for six people is an annual amount of **\$23,976.00** in income for the house.

Here's how it totals:

(\$700,000 average one-time purchase cost)

Part time house manager—\$19,200.00

Utilities & maintenance—\$14,400.00

\$33,600.00 Total

Minus \$23,976.00 resident rents

Total: \$9,624.00

This represents the least expensive form of housing and has the upside of eventually being self- sustaining once the residents can largely manage their own residence with minimal staff intervention or should it become governed by a live- in manager. Additionally, those using this form of housing may stay permanently, but many will graduate to market rate housing increasing contributions to community and reducing costs in assistance.

Type 5 — Permanent Supportive Housing: \$24,624.00

This section of the continuum is for persons who can live in a co-housing environment but require social services. The expenses are as above for permanent supported housing but with \$15,000.00 built in for navigation/social services.

The house would be purchased with a one-time grant. It would accommodate roughly six persons who would pay one-third of their income for rent, as averaged above, based on an income of \$1,000.00 per month would be \$333.00.

Under this model there would still be a house manager in addition to social service assistance. But as the permanent supported housing model is largely self-sustaining, this model requires more investment per person until the resident can move up the continuum either to permanent supported housing or to market rate housing.

Here's how it totals:

(\$700,000 average one-time purchase cost)

Part time house manager—\$19,200.00

Utilities & maintenance—\$14,400.00

Social Services—\$15,000.00

Total \$48,600.00

Minus \$23,976.00 resident rents

Total: \$24,624

While this piece of the continuum is more costly than Type 4, Permanent Supported Housing, it includes a permanent home, house manager, social services and has the element of sustainability as the residents pay one third of their income toward housing. As this part of the continuum represents readiness and ability to enter market rate housing it can be a stepping stone in that direction or should the resident have the ability to stay in place but contribute more to the cost of housing by increasing income, it also becomes more sustainable.