



Lexington Emergency Shelter Study

2025



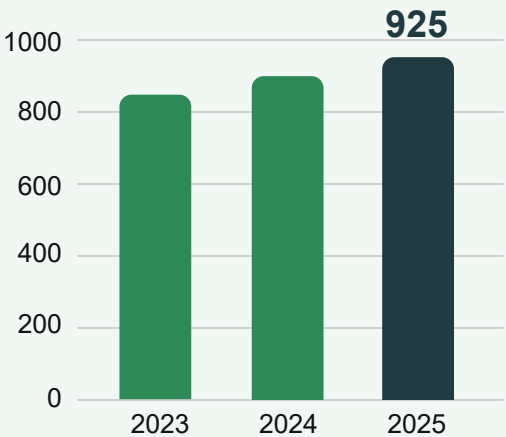
LEXINGTON

2025 PIT COUNT: Scope of Homelessness

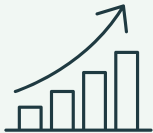
Understanding the Growing Crisis

2025 PIT COUNT

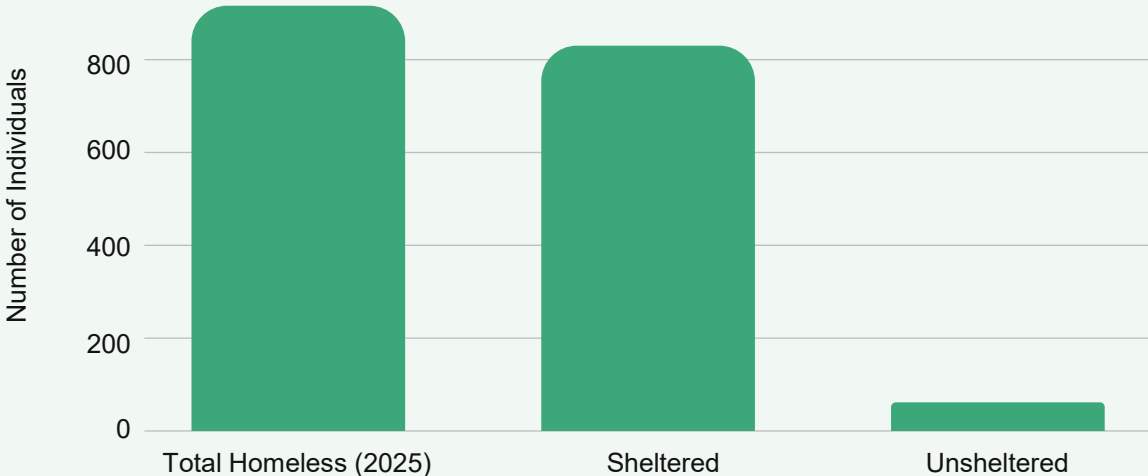
Point-in-Time Count



Increase in the number of homeless persons



2025 PIT COUNT: Lexington Homeless Population



925

Total Homeless Population (2025)

67

Unsheltered Individuals

810

Emergency Shelter Population

498 beds

Highest shelter utilization to date, straining available year-round bed inventory

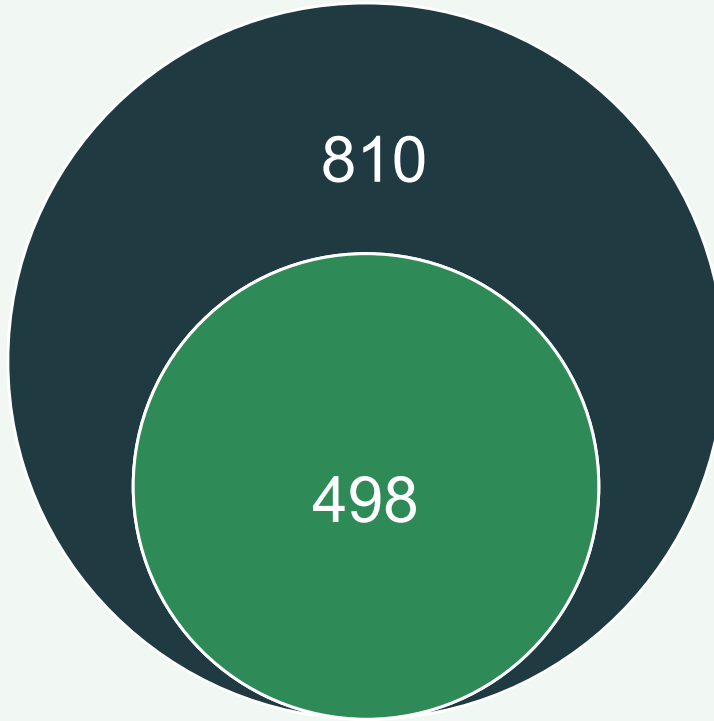
12%

increase compared to the 2024 LexCount

34%

Homelessness has increased since 2020

Shelter System Strain: Emergency Shelter Utilization



Count Night

People sheltered on count night



Year-Round Beds

Beds available year-round for people



Utilization rate for year-round beds excluding overflow would be **162.7%** with **810** persons sheltered



Implication: Emergency system is overextended and reliant on temporary accommodations.

2030 Projection: Growing Demand for Shelter

Projected Homeless
Population (2030)

1,082

Required Beds
(at 95.1% Efficiency)

1,028

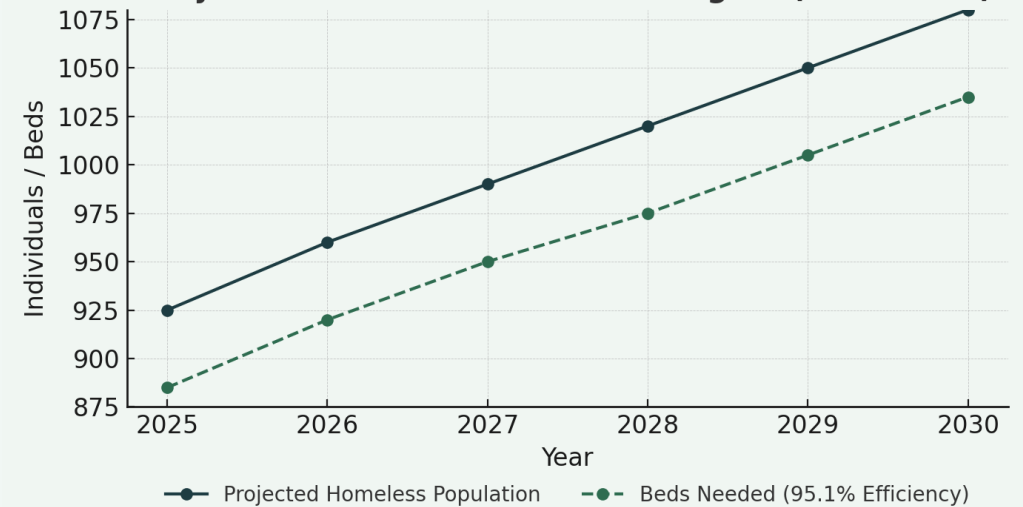
Current Inventory

498

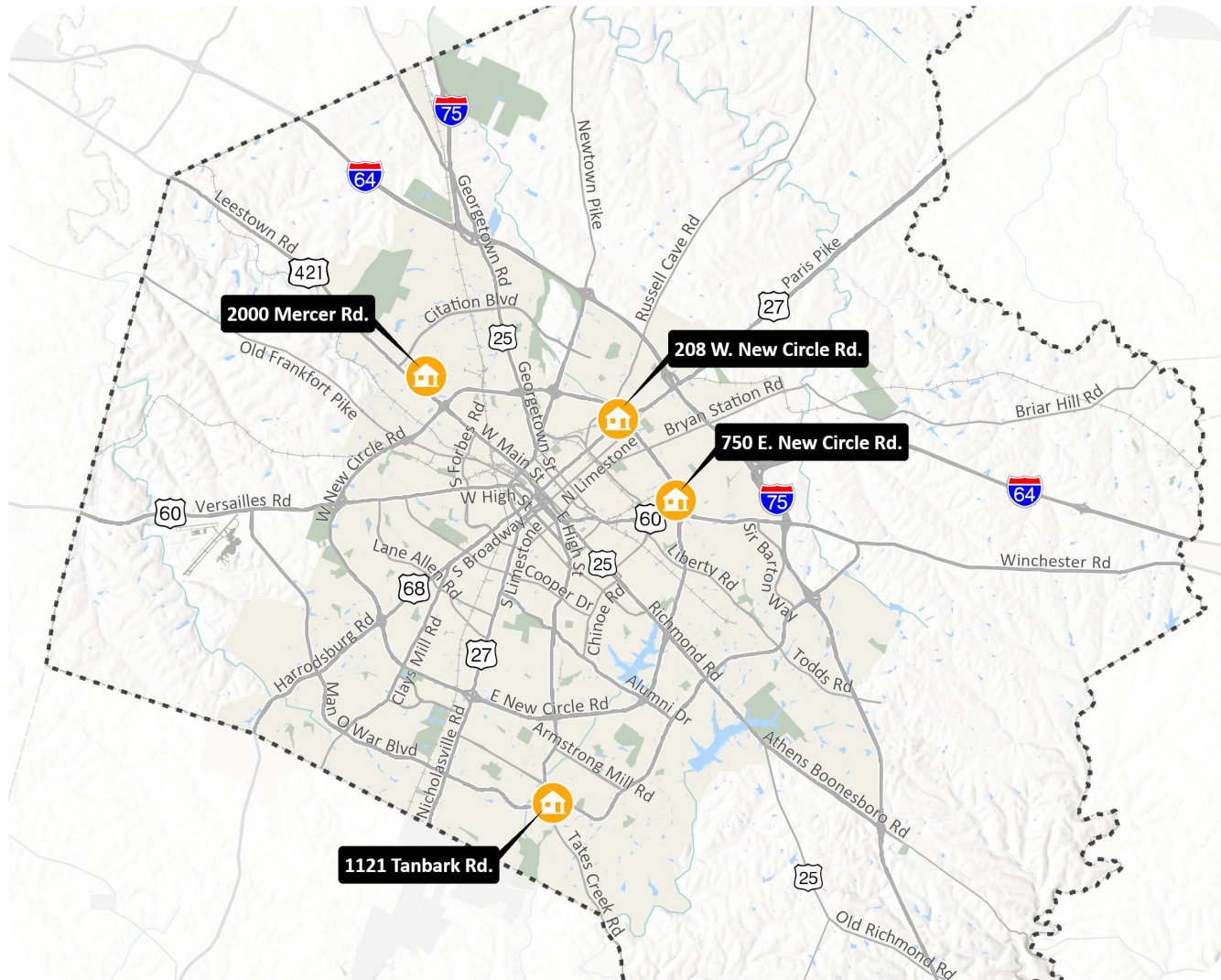
Projected Gap by 2030

530
Beds

Projected Shelter Demand in Lexington (2025-2030)



Shelter Facility Standards and Example Sites

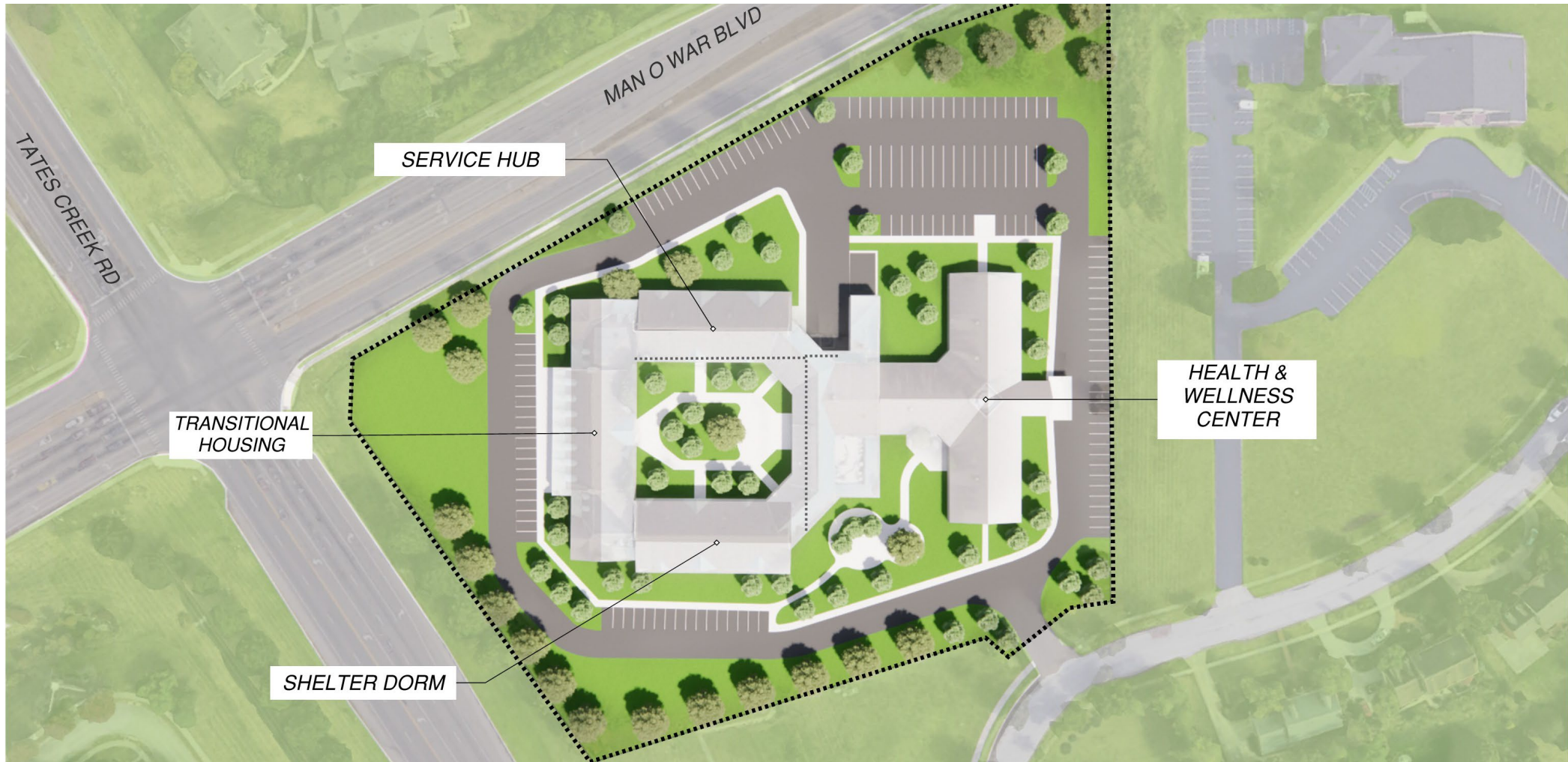


Potential Site Location Requirements and Standards

- Suitable zoning
- Accessibility
- Potential for adaptive reuse
- Distributed model for balanced capacity

- **Recommended Facility Model:** Non-congregate, semi-private units
- **Key Features:** Low-barrier access, ADA compliant, trauma-informed design
- **Suggested Site Criteria:** Zoning compatibility, transit access, potential for adaptive reuse
- **4 Identified Locations:** Distributed across Lexington to reduce geographic concentration
- High level of wraparound services would be key to this type of a shelter. Consisting of case management, effective and increased supports in areas like mental health and substance use.

Site Concepts



1121 TANBARK ROAD
FORMER SIGNATURE HEALTHCARE



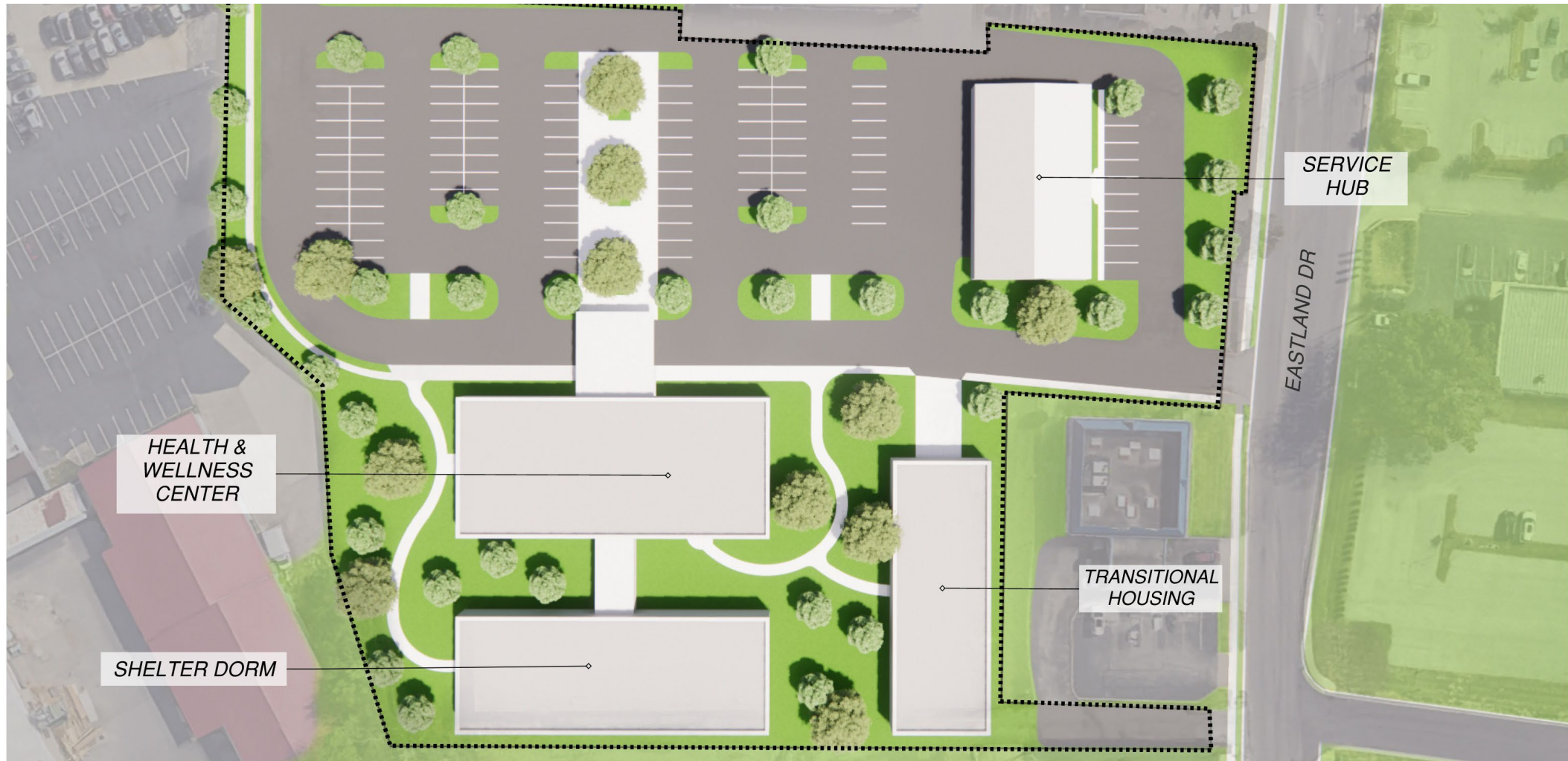
Site Concepts



280 W NEW CIRCLE ROAD
FORMER CATALINA MOTEL



Site Concepts



750 E NEW CIRCLE ROAD
FORMER EASTLAND BOWLING





Site Concepts



2000 MERCER ROAD
FORMER FEDEX DISTRIBUTION CENTER

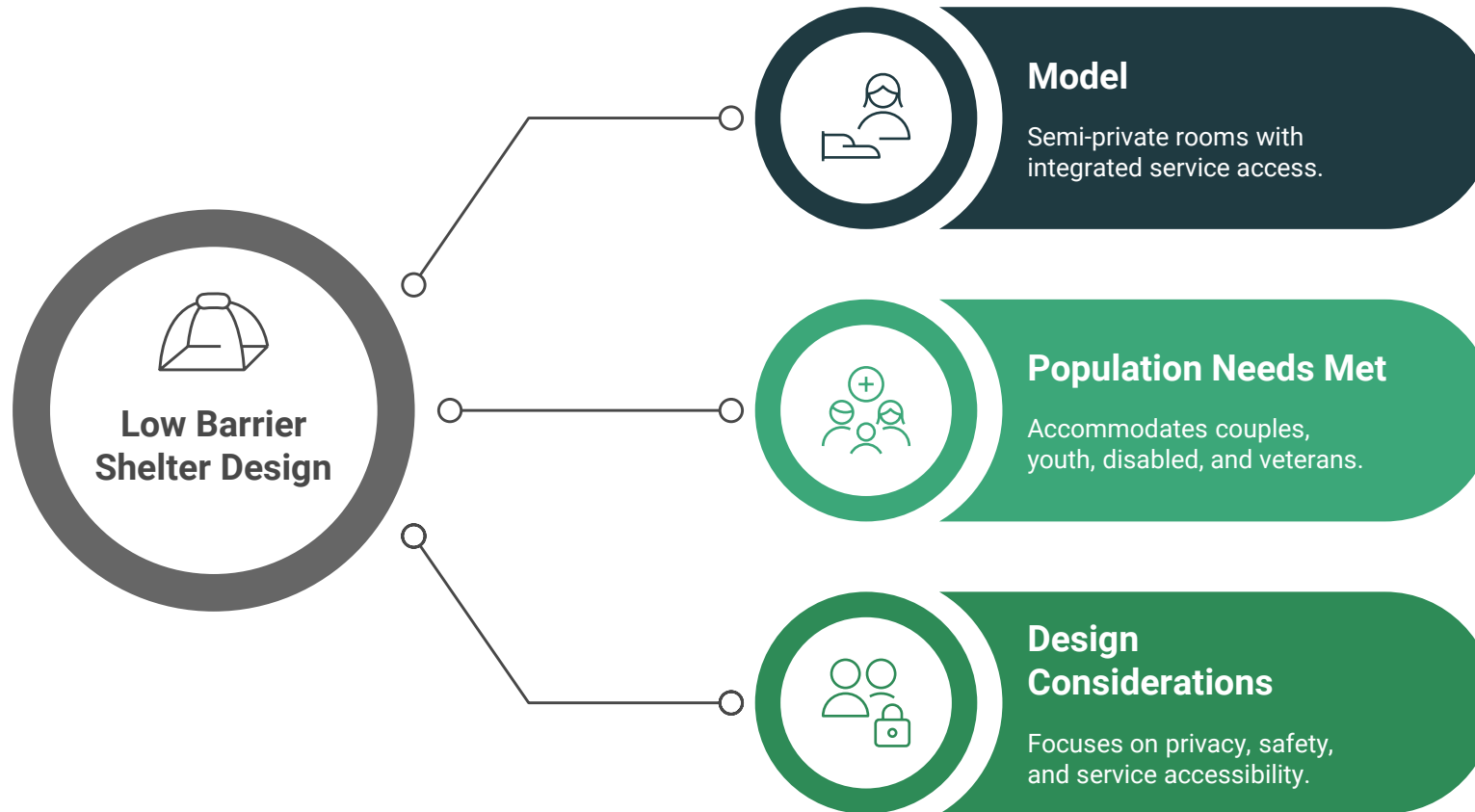


Winter Shelter vs. Permanent Shelter Hub

Category	 Winter Shelter (Seasonal)	 Permanent Shelter Hub (Year-Round)
Annual Spending	~\$2.2M recurring	\$2.2–3M one-time + \$3.5–4.5M/year (includes operations / services)
Duration	4–5 months	Year-round, continuous
Capacity	150–200 people/night	250–500 people/night
Services Offered	Basic shelter only	Case management, healthcare, housing support
Daily Cost per Person	\$37.81–\$44.38	\$37.81–\$44.38
Stability	None – reapproved annually	High – permanent infrastructure
System Impact	Short-term relief	Long-term structural improvement
5-Year Cost Outcome	~\$11M, no permanent value	~\$27M for permanent system

Recommended Model:

Low Barrier Shelter Design



Case Study: Louisville's Community Care Resource Center

Overview: This facility is designed to provide shelter, medical care and other essential services for individuals experiencing homelessness.

Key Elements:



Central Location for the Unhoused

1



Creation of Master Plan to Facilitate
Community Engagement

2



Provision of Services and
Community Gathering Place

3



Louisville Community Care Campus
Total Estimated Cost of Project:

\$58.4 Million

\$10 Million

Soft Costs

\$68.4 Million

Total