

## **Transitional Housing Modification**

The only portion of the Council's proposal Transitional Housing Pilot Project that has been modified is the Transitional Housing component. The Council expects the Housing Navigation and Intensive Case Management components to continue as originally proposed.

The Transitional Housing Pilot Project will provide time-limited Transitional Housing (TH) services for as many as 75 households utilizing a scattered-site program model, including leased and grantee-owned properties. The number of households served in the TH component have not decreased since the Council's original submission. **In fact, the number to be served has increased significantly, from 10-25 households to as many as 75, a 200 percent increase.**

In addition to the **75 households enrolled in the TH** component, an additional 45 households will receive Intensive Case Management (ICM) services, for a total of **120 participants receiving ICM services**. Through **Housing Navigation** services and administration of the Coordinated Entry system, at least **50 additional households** will be served, for a **total of 170 households** served through the THPP program.

We anticipate beginning Transitional Housing services within 90 days of an executed contract, or sooner if staffing and unit availability allows for it. We share the city's concern and interest to begin service provision as quickly as possible; we commit to making units and the full array of services we have proposed available as quickly as possible.

We anticipate that capacity for services will increase quickly as new units are identified and purchased, and necessary renovations are completed. Given Lexington's tight housing market, the Council anticipates a 45–60-day span from offer to closing. The Council intends to work with a general contractor during the closing process to identify any need for renovations and proposed timelines for the completion of work. The Council will utilize short-term hotel accommodations to ensure that households can receive services in a timely manner while final renovations are completed.

Unit Acquisition: The Council has allocated \$2,587,000 for acquisition and renovation costs, at an average of \$215,583 per unit. The Council plans to acquire between 10-14 housing units during the project period through purchase and/or donation and transfer, including single-family homes and a duplex building.

Leasing: The Council has allocated \$250,513 for leasing expenses. The Council intends to lease two units with THPP funding during the first 90 days of the project period. The Council will also temporarily reassign three units currently used in its other supportive housing programs. The temporary reassignment of these units and the availability of short-term hotel accommodations will allow the Council time to complete the purchase and renovation of housing units through THPP while providing services to households experiencing homelessness quickly as possible.

Leasing costs include:

- Rental expenses for up to four units for 12 months at an average cost of \$862.50 per unit, and one unit for up to six months (until finalization of purchase in early 2023) at \$800 per month;
- Furniture and/or major appliances (including in-unit washer and dryers, where available) for up to 18 units, including replacement costs, at an average of \$3,500 per unit;
- Security camera equipment and monthly subscription costs for agency-owned units at an average cost of \$350 for 12 months of service; and
- Up to 21 days of short-term hotel accommodations for as many as 56 households *to ensure placement as newly acquired housing units become available for occupancy.*

**Personnel:** To ensure adequate staffing to provide outreach for potential program participants and to meet the case management and housing navigation needs of enrolled households, the Council has increased its personnel expenses to include 0.60 FTE for the Intensive Case Management Coordinator, 2.10 FTE for Housing Case Management Specialists, 0.79 FTE for the Housing Navigation Coordinator, 0.23 FTE for a Peer Support Specialist, 0.50 FTE for an Administrative Assistant and 0.01 FTE for the Director of Housing and Homeless Services to administer the program. The budget also includes 1.0 FTE Facilities Service Worker to support property management activities.

**Supportive Services:** The Council will provide the following supportive services.

1. Up to \$500 per household for as many as 30 households for utility arrears;
2. Up to \$1,500 per household for as many as 30 households to rental arrears;
3. Up to \$250 per household for as many as 30 households to cover the costs of utility deposits for households exiting to permanent housing;
4. Up to \$1,200 per household for as many as 30 households to cover the costs of security deposits for households exiting to permanent housing;
5. Up to four months of transportation assistance (gas cards or bus passes) for 75 households at the cost of \$30 per month.
6. Up to four months of financial assistance for food and other necessary household supplies (hygiene products, cleaning supplies, etc.) for 75 households at the cost of \$200 per month;
7. Up to \$500 per household for up to 75 households enrolled in TH services to provide basic household supplies, such as linens, towels, kitchenware and other necessary household items.
8. Up to \$120 per household to obtain vital records for all household members, including state ID and driver's licenses, birth certificates, etc.

**Contract Expenses:** The Council is preparing to release Invitations to Bid (ITB)/Requests for Proposals (RFP) for cleaning services, property management services, and a General Contractor.

Other expenses include repair and maintenance, in-area travel, insurance costs, the purchase of a new facilities vehicle and ongoing maintenance costs, shared costs, other necessary supplies and

indirect costs to operate the program. Please see the line-item budget and budget narrative for more information.