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Idaho Permanent Supportive Housing: Comparative Analysis

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IDAHO PERMANENT SUPPORTIVE HOUSING COMPARATIVE ANALYSIS



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PERMANENT SUPPORTIVE HOUSING COMPARATIVE ANALYSIS

EXECUTIVE SUMMARY

Permanent supportive housing (PSH) uses a Housing First approach to house people experiencing homelessness and living with a disabling condition. Idaho Housing and Finance Association (IHFA) partnered with Idaho Policy Institute (IPI) to conduct a statewide evaluation comparing scattered-site and single-site PSH programs at Low-Income Housing Tax Credit (LIHTC) properties in Idaho. Of the 151 PSH units in Idaho, 96 are in service consisting of 30 scattered-site and 66 single-site units. Additionally, 55 scattered-site units are anticipated to open in the next two years. No single-site PSH programs using LIHTC are planned. Future single-site PSH programs will require strong public-private partnerships modeled after successful programming in Ada County.

This report includes a description of current LIHTC PSH programming in Idaho, recommendations of data required for future evaluations, and key considerations for resource and activity prioritization.

Key Findings

- No difference exists between construction costs of scattered-site and single-site PSH units at LIHTC properties.
- Future evaluations require increased coordination of data collection and designating LIHTC properties as unique programs in Homeless Management Information Systems (HMIS).
- All regions in Idaho will benefit from expanded PSH programming.
- The lack of providers is a barrier to providing supportive services in rural communities.
- More vulnerable populations benefit from on-site supportive services provided by single-site PSH programs.



A HOUSING FIRST APPROACH TO PERMANENT SUPPORTIVE HOUSING

Permanent supportive housing (PSH) with a Housing First approach provides affordable housing opportunities and supportive services for individuals living with a disabling condition, experiencing homelessness, and earning at or below 30% of the area median income (AMI). Housing First is recognized as a successful approach to supportive housing because individuals experiencing homelessness are housed without preconditions while also receiving help managing disabilities and overall health and well-being through supportive services.¹ Eligible participants are offered indefinite rental assistance paired with case management.^{2,3}

The federal Low-Income Housing Tax Credit (LIHTC) program incentivizes development of affordable housing units.⁴ At least 60% of units at LIHTC properties should be occupied by low-income households. Most LIHTC properties have between one and five PSH units. These units, including properties across Idaho communities, are known as scattered-site PSH programming. LIHTC properties that designate the entire property as PSH units are examples of single-site PSH programming. Both scattered-site and single-site PSH programs use a Housing First approach.

Idaho Policy Institute's (IPI) evaluation compares scattered-site and single-site PSH programs in Idaho located at LIHTC properties. The report includes a description of current LIHTC PSH programming statewide, the costs associated with PSH units, and service delivery outcomes for both scattered-site and single-site PSH programs.⁵ This evaluation outlines data needs for subsequent program evaluations and provides considerations for future resource and activity prioritization.

LIHTC PSH PROGRAMMING IN IDAHO

Idaho has 151 PSH units located at 36 LIHTC properties statewide. 96 of these units are currently in service, including 30 scattered-site PSH units and 66 units at two single-site PSH programs. Table 1 shows a breakdown of in-service and planned LIHTC PSH units by region (Appendix A lists the counties in each region). Both single-site PSH programs are located in Ada County (Region 7), while scattered-site PSH units are distributed across the state. Of the 55 planned PSH units, 36 have been allocated LIHTC, 16 are under construction, and 3 are currently accepting referrals for eligible PSH residents. More than 90% of in-service units are concentrated in Canyon and Ada Counties (Regions 3 and 7 respectively). Six of Idaho's seven regions have planned or in-service PSH units. The process from allocation of tax credits to leasing takes approximately two years.

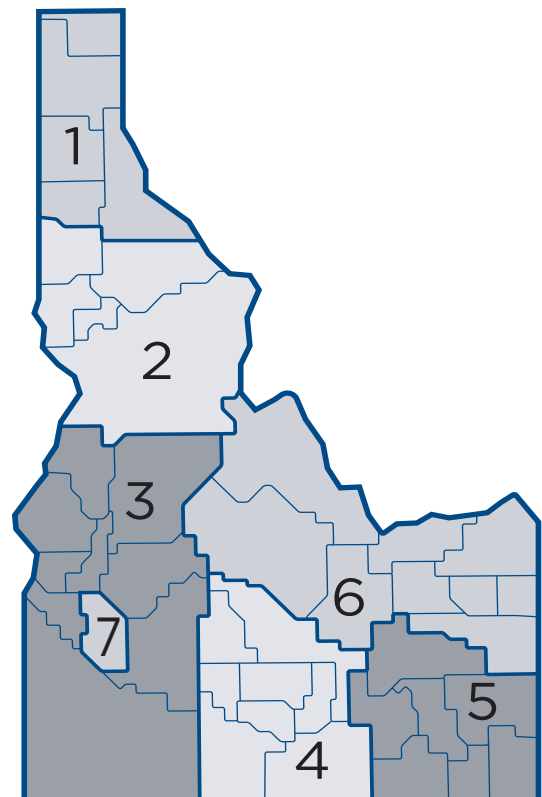


TABLE 1: PSH UNITS BY REGION

Region	Total LIHTC properties	In-service LIHTC properties	In-service units	Planned units	Homeless population*
1	6	2	2	18	1,173
2	3	0	0	7	322
3	11	9	21	4	1,131
4	6	0	0	15	1,007
5	0	0	0	0	782
6	4	2	6	4	696
7	6	3	67**	7	4,035
Total	36	16	96	55	9,146

*2020 State of Homelessness in Idaho, Idaho Housing and Finance Association. “The number of persons experiencing homelessness is reported from HMIS, CMIS, and non-HMIS and non-CMIS participating providers. This is not representative of data from all providers and should be considered a minimum baseline” (pp. 29-30). Not everyone experiencing homelessness is eligible for PSH.

**66 of the in-service units in Region 7 (Ada County) are located at two single-site properties.

The first PSH unit at a LIHTC property went into service in 2017. New Path Community Housing opened in 2018 with 40 single-site PSH units. Most in-service scattered-site PSH units opened in 2020, along with Valor Pointe, a 26-unit single-site PSH program. Table 2 shows the number of scattered-site and single-site PSH units placed in service each year.

TABLE 2: YEAR PLACED IN SERVICE

Year	Scattered-site units	Single-site units	Total units
2017	1	0	1
2018	6	40	46
2019	9	0	9
2020	11	26	37
2021 (as of July)	3	0	3
Total	30	66	96

Most of the PSH units in service are studio and one-bedroom units. There are 47 in-service studios of which 40 are at New Path Community Housing. Of the 39 in-service one-bedroom units, 26 are located at Valor Pointe. There are eight two-bedroom units and two three-bedroom units currently in service statewide. There are 25 more two-bedroom and six more three-bedroom units planned. Building more two and three bedroom units may increase PSH accessibility for larger households including families with children. Table 3 shows in-service and planned PSH units by number of bedrooms.

TABLE 3: SIZE OF PSH UNITS

Unit size	Total PSH units	In-service units	Planned units
Studio	47	47*	0
One-bedroom	55	39**	16
Two-bedrooms	33	8	25
Three-bedrooms	8	2	6
Unknown	8	0	8

*40 in-service studios are single-site PSH units at New Path Community Housing.

**26 in-service one bedrooms are single-site PSH units at Valor Pointe.

COSTS ASSOCIATED WITH LIHTC PSH PROGRAMMING

CONSTRUCTION AND MONTHLY COSTS

There are regional differences in the average per-unit costs of construction. Table 4 shows the average construction costs per unit for in-service PSH units in each region. Construction costs per unit are highest in the most densely-populated region, Region 7.

TABLE 4: AVERAGE PER-UNIT CONSTRUCTION COSTS BY REGION

Region	In-service PSH units	Average construction costs per unit
1	2	\$142,765
2	0	NA
3	18	\$188,307
4	0	NA
5	0	NA
6	6	\$193,307*
7	67	\$210,888
Total	93	\$203,918

*In Region 6, one property with two scattered-site PSH units is a statistical outlier with construction costs of \$342,930 per unit.

Table 5 compares the average construction costs with fair market rent (FMR) and monthly costs of 93 in-service scattered-site and single-site PSH units.⁶ Monthly costs per unit include the monthly utility costs (electricity and gas) in addition to FMR.⁷ Data for per-unit monthly costs are estimations based on average rent and utilities costs in the area each in-service PSH unit is located, not the actual costs of in-service PSH units.

TABLE 5: CONSTRUCTION AND MONTHLY COSTS FOR IN-SERVICE PSH UNITS

	In-service PSH units	Average construction costs per unit	Average fair market rent per unit	Average monthly costs per unit
All in-service units	93	\$203,918	\$763	\$889
Scattered-site units	27	\$189,665	\$847	\$988
Single-site units	66	\$209,748	\$729	\$848

Average per-unit construction costs are \$203,918 for all in-service PSH units, \$189,665 for scattered-site units, and \$209,748 for single-site units. The two types of properties are not statistically significantly different from each other in per-unit construction costs (t-test, p-value = 0.09).

The average FMR is \$763 for all the in-service units, \$847 for scattered-site units, and \$729 for single-site units. The difference between FMR of the areas with the two types of properties is statistically significant (t-test, p-value=0.004). Average renter costs are \$988 for scattered-site units and \$848 for single-site units. This gap is also statistically significant (t-test, p-value=0.001).

The analysis suggests no significant difference exists between the per-unit construction costs of scattered-site and single-site PSH units. However, there does seem to be differences in rent and utility costs between scattered-site and single-site PSH units. Per-unit monthly costs are likely higher for scattered-site PSH units because of long-term debt associated with those LIHTC properties. Single-site PSH units have more project resources meant to eliminate debt obligations and lower long-term costs.

The applicability of these findings are limited due to the use of standardized data rather than the actual costs of PSH units that are currently in service. A renter’s actual housing costs depend on the level of rent and utility costs for the unit and the level of subsidies they receive (Appendix B displays estimated monthly costs for each county).

SUPPORTIVE SERVICES AND CASE MANAGEMENT

PSH requires supportive services be provided to help residents maintain health and well-being for all members of the household. Residents in PSH units throughout the state are offered these services through case managers. The responsibility of contracting and assigning case managers varies by property. Applications for LIHTC require letters of intent to provide these services from service providers with experience working with vulnerable populations.

Scattered-site and single-site PSH programs use different approaches of supportive services delivery.⁸ For scattered-site PSH units, case managers attempt to offer services to residents each month by contacting them by phone or visiting the LIHTC properties. Single-site PSH units have on-site supportive services available to residents daily. As a result, single-site PSH programs tend to support a higher-need population, while scattered-site PSH programming is better suited for people with a disabling condition that allows them to live relatively independently.

Data about the provision of supportive services to residents in PSH units at LIHTC properties was collected by contacting supportive services providers or case managers for each property. Measuring specific outcomes is difficult because of the newness of the programming as well as inconsistent and infrequent data records on individuals who live in scattered-site PSH units.

There is some indication that supportive services are used at higher rates in single-site properties than in scattered-site units. At New Path Community Housing, all participants use the offered services at least occasionally, with 71% using services daily or most days.⁹ For the 25 scattered-site units providing data, nine households (36%) accepted the offered services. The other 64% have not been in contact with the case manager or declined services. This pattern of more supportive services being used at single-site projects than scattered-site projects is expected based on the differing nature of the two approaches to PSH programming and the prioritization of a more vulnerable population into single-site projects.¹⁰

The staffing costs of supportive services were available for 25 scattered-site PSH units at 12 properties. The most common method of billing for case management services is a flat, monthly fee of \$200 per property, regardless of the number of units or residents served. These are the costs for seven of the properties (13 units) that provided data. Three properties (10 units) are not billed for supportive services, but case manager staffing costs are about \$833 per month. One property (one unit) is charged an hourly rate for case management services which averages \$124.48 per month. The remaining property (one unit) does not bill for case management services because the PSH unit was initially established under a different program.

Staffing costs for single-site PSH programs are higher than for scattered-site PSH programs. The data available for a 40-unit, single-site PSH program shows total staff costs of \$481,554, which is \$1,003 per unit each month. However, the greater costs for services result from more PSH residents served, higher supportive service needs, and high utilization by residents at single-site PSH programs. As a result, long-term financial sustainability is more of a barrier for single-site PSH programs than for scattered-site PSH programs. Working within Idaho's Medicaid expansion to pay for supportive services is one option for increasing financial sustainability.¹¹

DATA LIMITATIONS AND RECOMMENDATIONS

This evaluation did not have sufficient data for a robust cost-benefit analysis of scattered-site and single-site PSH programming. More consistent data reporting and collection would enable a more in-depth evaluation of the effectiveness of single-site and scattered-site LIHTC PSH programs.

As PSH programming in Idaho grows, coordinated and centralized data management statewide is necessary for future evaluation efforts and providing useful evidence for programmatic decision-making. Currently, data management of PSH programming is done primarily by two Continua of Care (COC) that operate independently: Our Path Home (Ada County's COC) and the Idaho Homelessness Coordinating Committee (Balance of State COC). Our Path Home regularly collects data on the two single-site PSH programs located in Ada County. The Balance of State COC collects data on homeless services at

the regional level, but does not collect information specific to scattered-site PSH units. Information about potential PSH residents is collected in a coordinated entry system when placed on the PSH waiting list. After moving into a LIHTC PSH unit, residents' data is not tied to the LIHTC property. This makes tracking individuals' entry into or exit from LIHTC PSH programs difficult. As a result, there is insufficient data to compare the outcomes associated with scattered-site and single-site programming.

One solution is to classify each LIHTC property as a unique PSH project in HMIS and track residents as they enter and exit PSH units. Data already collected through the coordinated entry system at regional access points can then be tied to specific PSH units at LIHTC properties. More data elements would be available to measure housing outcomes for residents of PSH units, including demographic data, vacancy rates, length of time housed, re-entry into homelessness/coordinated entry, offering and delivery/denial of services, vulnerability assessments, voucher type, residence prior to project entry, reason for program exit, and others.

Housing vouchers are administered by three separate housing authorities: Idaho Housing and Finance Association (IHFA), Boise City Ada County Housing Authority (BCACHA), and Southwest Idaho Cooperative Housing Authority (SICHA).¹² Data for the amount of voucher and utilities payments is held by these organizations, but it is difficult to delineate which units supported by vouchers are also designated as LIHTC PSH units. The housing authorities may have to coordinate with property managers and case managers to enumerate PSH versus non-PSH units at LIHTC properties. Additionally, the exact units that are designated as PSH can change overtime at a property which complicates tracking data about the monthly costs per unit.

Data on service delivery is generally kept by the organizations providing supportive services to PSH units. Data on the types of services accepted by PSH residents is confidential and not reported outside the supportive service agency. Case managers keep track of their monthly contact with, or attempts to contact, residents of PSH units. These contact records are usually submitted to the financing agency of the LIHTC property. More consistent and centralized reporting of service provision to property management and developers, and possibly data entry into HMIS, will allow a more in-depth analysis of supportive services provided to residents in PSH units.

Subsequent evaluations will benefit from periodic outreach to case managers and property developers to learn from their experiences establishing PSH units and supporting residents. This qualitative data collected through online surveys or in-depth interviews will ensure the distinct needs of different regions and rural areas are addressed as well as inform future resource prioritization.¹³

CONSIDERATIONS FOR RESOURCE AND ACTIVITY PRIORITIZATION

REGIONAL CONSIDERATIONS

Since most in-service LIHTC PSH units are located in Ada and Canyon Counties, expansion of both scattered-site and single-site PSH could support underserved populations across Idaho. Further research and consistent data collection would clarify the specific needs of each region, particularly areas that lack scattered-site or single-site PSH programming.

New scattered-site PSH units are planned in most regions, particularly Northern Idaho (Region 1) and the Magic Valley (Region 4). There are currently no in-service or planned PSH units in Southeast Idaho (Region 5). Unlike single-site programming, building scattered-site PSH units is driven largely by developers and does not require the same level of commitment from the larger community. All regions potentially need more scattered-site PSH units, especially those with large populations of residents eligible for PSH programming.

There are currently no single-site PSH projects planned in Idaho. Both in-service single-site projects are in Ada County (Region 7), but regions in the state with large population centers could benefit from new single-site PSH projects. Specifically, Ada (Region 7), Kootenai (Region 1), Canyon (Region 3), Twin Falls (Region 4), Bannock (Region 5), and Bonneville (Region 6) Counties may benefit from establishing new single-site projects. Establishing single-site PSH programs requires the creation of strong public-private partnerships with investment from a variety of statewide and local entities.¹⁴ Future resource prioritization should consider not only regional needs for new single-site PSH projects, but also the readiness of communities to create strong public-private partnerships to support additional programming.

The success of the public-private partnerships in establishing and maintaining the two in-service single-site PSH programs can be used as models for other regions. Box 1 describes the public-private partnerships that support Idaho's two single-site PSH programs.

BOX 1: EXAMPLES OF PUBLIC-PRIVATE PARTNERSHIPS AND SINGLE-SITE PSH PROGRAMMING

New Path Community Housing

New Path Community Housing is a single-site, 40-unit PSH complex with supportive services provided by Terry Reilly Health Services. To construct the facility, IHFA donated \$500,000 in HOME Investment Partnerships Program funds and designated LIHTC to the construction project. The City of Boise donated \$1 million in general funds. BCACHA provided project-based vouchers. Ada County, Saint Alphonsus, and St. Luke's fund the on-site supportive services, which in 2020 was \$512,000 (\$312,000 from Ada County and \$100,000 from each hospital system). By the program's second year, there was a 60% reduction of emergency services utilization, community savings/cost avoidance of \$2.6 million, and an increase in overall participant well-being.¹⁵

Valor Pointe

Valor Pointe is a single-site, 26-unit PSH complex for military veterans. Supportive services are provided by the Boise Veterans Affairs Medical Center and Healthcare for Homeless Veterans. IHFA dedicated LIHTC support to construction as well as a sizable donation from their nonprofit, the Home Partnership Foundation. The City of Boise donated \$1.2 million of HOME funds as well as an impact fee waiver. Other construction fees were covered by donations from US Bank, Wells Fargo, Tealey's Land Surveying, and Northwest Real Estate Capital Corp. BCACHA dedicated \$3 million in rental assistance over 15 years in the form of Veterans Administration Supportive Housing (VASH) vouchers. Valor Pointe opened in August 2020, so there is insufficient data available to measure program outcomes.

PSH PROGRAMMING IN RURAL IDAHO

Only 16 of the 151 PSH units are located in cities with less than 10,000 residents. None of these PSH units are in-service, so there is no data on the associated costs and outcomes. Future evaluations should consider PSH programming specifically in rural communities to ensure that these traditionally underserved areas are able to provide housing and supportive services for the most vulnerable populations experiencing homelessness.

There are specific considerations for PSH programming in rural areas. Some rural communities may not have sufficient residents eligible to fill PSH units, particularly for single-site programs. In some instances of scattered-site PSH units, residents prioritized into PSH programs may have to relocate from larger cities to more rural areas where PSH units are being built. Rural communities may not provide every possible supportive service needed by prioritized residents. This increases the barriers to receiving necessary, individualized supportive services.

Building PSH units in rural areas also presents challenges to case managers and other service providers. Some of Idaho's more remote areas can be hundreds of miles away from the nearest housing service. Case managers are often required to perform routine visits to scattered-site PSH units which presents transportation and logistical issues for service providers, resulting in greater costs of service provision to PSH units in rural areas.

SERVICE DELIVERY MODELS AND TARGET POPULATIONS

Scattered-site and single-site PSH programming differ in their delivery of supportive services.^{16,17} The single-site model enables provision of a variety of supportive services, serving as a one-stop service center accommodating various medical and nonmedical needs of residents. A one-stop service center approach is generally not feasible in the scattered-site model.¹⁸ However, scattered-site programming could benefit from regional collaboration and usage of a coordinated entry approach to service delivery rather than relying on the individualized process currently used to contract case management for PSH units.

Overall, the two different PSH approaches are equipped to serve different populations.^{19,20} Scattered-site PSH units are more suitable for residents who are able to live more independently with minimal interactions with supportive services.²¹ Single-site PSH projects better meet the needs of some of the most vulnerable community members due to the availability of on-site support staff. Even infrequent users of services have access in crisis situations. However, program results from New Path Community Housing show that although single-site PSH projects can stably house highly vulnerable community members, these projects cannot provide services to the level of intensive-care nursing homes or hospice facilities.²²

CONCLUSION

PSH programming provides Idahoans living with a disabling condition and experiencing homelessness with permanent housing assistance and supportive services. Scattered-site PSH programming at LIHTC properties is experiencing considerable growth due to the allocation and building of new scattered-site PSH units in most regions. This evaluation shows differences in the costs and service delivery of scattered-site and single-site PSH programs, but concludes both types of programming may be necessary to meet the needs of different communities and populations.

Current scattered-site and single-site LIHTC PSH units have similar average construction costs. The similarity of construction costs between scattered-site and single-site PSH programs suggests that resource prioritization should focus on need rather than construction costs. Monthly costs tend to be higher for scattered-site PSH units, likely due to greater debt obligations than for single-site LIHTC PSH properties. New single-site programs will require building public-private partnerships in order to secure adequate funding and eliminate debt obligations.

The results of this evaluation illuminate considerations for ongoing program evaluation and future resource and activity prioritization. Every region of Idaho needs more PSH programming, especially regions that currently lack PSH programming. Future research with consistent collection of the recommended data elements could determine the specific needs of each region. Rural areas could benefit from expanded access to PSH programs, but the availability of supportive services in rural Idaho must be considered. Scattered-site and single-site PSH programs use different approaches to providing supportive services and as a result tend to serve different populations of eligible participants. The expansion of all PSH programming in Idaho will ensure housing and supportive services for some of the state's most vulnerable residents.

APPENDIX A

COUNTIES IN EACH REGION

Region 1: Benewah, Bonner, Boundary, Kootenai, Shoshone

Region 2: Clearwater, Idaho, Latah, Lewis, Nez Perce

Region 3: Adams, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Valley, Washington

Region 4: Blaine, Camas, Cassia, Gooding, Jerome, Lincoln, Minidoka, Twin Falls

Region 5: Bannock, Bear Lake, Bingham, Caribou, Franklin, Oneida, Power

Region 6: Bonneville, Butte, Clark, Custer, Fremont, Jefferson, Lemhi, Madison, Teton

Region 7: Ada

APPENDIX B

ESTIMATED VOUCHER COSTS

Table 6 shows estimated monthly voucher costs per unit for each county. These estimates can inform the expansion of PSH programming into more regions and counties. The range for each unit size is the estimated monthly amounts of vouchers based on fair market rent (FMR)²³ and area median income (AMI).²⁴ The lower bound is the estimated voucher amount for a resident whose income is 30% of AMI, which is the highest income to qualify for PSH.²⁵ The upper bound equals FMR and represents the amount of a voucher for residents with no income. The last column of Table 6 is average utility costs (electricity and gas) per county to estimate utility allowances for PSH units.²⁶

TABLE 6: ESTIMATED MONTHLY VOUCHER COSTS PER UNIT BY COUNTY

County	Studio	One-bedroom	Two-bedroom	Three-bedroom	Utility Costs
Ada	\$118-683	\$236-801	\$437-1,002	\$855-1,420	\$135
Adams	\$110-557	\$125-572	\$287-734	\$582-1,029	\$109
Bannock	\$27-516	\$104-593	\$293-782	\$627-1,116	\$125
Bear Lake	\$47-553	\$51-557	\$228-734	\$544-1,050	\$125
Benewah	\$119-546	\$201-628	\$401-828	\$753-1,180	\$113
Bingham	\$77-567	\$81-571	\$262-752	\$586-1,076	\$125
Blaine	\$141-703	\$246-808	\$503-1,065	\$912-1,474	\$123
Boise	\$118-683	\$236-801	\$437-1,002	\$855-1,420	\$109
Bonner	\$154-642	\$158-646	\$341-829	\$698-1,186	\$113
Bonneville	\$1-538*	\$129-670	\$274-815	\$625-1,166	\$140
Boundary	\$67-553	\$71-557	\$248-734	\$564-1,050	\$113
Butte	\$112-521	\$190-599	\$380-789	\$720-1,129	\$109
Camas	\$138-557	\$145-564	\$315-734	\$631-1,050	\$123

County	Studio	One-bedroom	Two-bedroom	Three-bedroom	Utility Costs
Canyon	\$118-683	\$236-801	\$437-1,002	\$855-1,420	\$149
Caribou	\$24-553	\$28-557	\$205-734	\$434-963	\$125
Cassia	\$113-562	\$115-564	\$292-741	\$611-1,060	\$142
Clark	\$151-597	\$158-604	\$341-787	\$680-1,126	\$109
Clearwater	\$173-603	\$177-607	\$370-800	\$662-1,092	\$109
Custer	\$135-574	\$138-577	\$322-761	\$650-1,089	\$109
Elmore	\$193-616	\$234-657	\$389-812	\$739-1,162	\$123
Franklin	\$1-516*	\$95-618	\$259-782	\$596-1,119	\$125
Fremont	\$90-570	\$149-629	\$271-751	\$595-1,075	\$125
Gem	\$217-614	\$321-718	\$502-899	\$785-1,182	\$160
Gooding	\$113-570	\$115-572	\$294-751	\$601-1,058	\$123
Idaho	\$189-586	\$193-590	\$380-777	\$639-1,036	\$109
Jefferson	\$1-538*	\$129-670	\$274-815	\$625-1,166	\$125
Jerome	\$128-567	\$214-653	\$421-860	\$631-1,070	\$123
Kootenai	\$188-679	\$264-755	\$455-946	\$863-1,354	\$125
Latah	\$1-531*	\$93-628	\$250-785	\$588-1,123	\$113
Lemhi	\$177-602	\$181-606	\$373-798	\$581-1,006	\$109
Lewis	\$140-557	\$199-616	\$317-734	\$633-1,050	\$109
Lincoln	\$204-629	\$209-634	\$410-835	\$718-1,143	\$123
Madison	\$390-686	\$406-702	\$504-800	\$849-1,145	\$125
Minidoka	\$119-557	\$165-603	\$296-734	\$612-1,050	\$123
Nez Perce	\$43-584	\$131-672	\$344-885	\$682-1,223	\$109
Oneida	\$183-641	\$190-648	\$386-844	\$601-1,059	\$125
Owyhee	\$118-683	\$236-801	\$437-1,002	\$855-1,420	\$149
Payette	\$130-603	\$134-607	\$322-795	\$650-1,123	\$160
Power	\$127-614	\$131-618	\$327-814	\$575-1,062	\$125
Shoshone	\$175-572	\$179-576	\$362-759	\$688-1,085	\$113
Teton	\$115-711	\$120-716	\$347-943	\$705-1,301	\$125
Twin Falls	\$73-563	\$158-648	\$364-854	\$715-1,205	\$142
Valley	\$78-602	\$82-606	\$274-798	\$618-1,142	\$109
Washington	\$125-492	\$198-565	\$378-745	\$606-973	\$160

*In some counties, FMR for studios is less than the amount of rent a household with 30% AMI would be required to pay according to federal regulations. The minimum possible amount of vouchers is \$1.

ENDNOTES

- 1 *National Alliance to End Homelessness*. (2021). Data visualization: The evidence on Housing First, <https://endhomelessness.org/resource/data-visualization-the-evidence-on-housing-first/>
- 2 Rog, D., Marshall, T., Dougherty, R., George, P., Daniels, A., Ghose, S., & Delphin-Rittmon, M. (2014). Permanent supportive housing: Assessing the evidence. *Psychiatric Services*, 65(3), pp. 287-294.
- 3 *US Department of Housing and Urban Development*. (2014). Housing First in permanent supportive housing brief: Guides and training manuals, <https://www.hudexchange.info/resource/3892/housing-first-in-permanent-supportive-housing-brief/>
- 4 LIHTC was created by the Tax Reform Act of 1986 and is articulated in Internal Revenue Code Section 42.
- 5 IPI gathered data about PSH programming costs and outcomes in collaboration with IHFA and local housing services providers throughout Idaho.
- 6 Construction and monthly costs unknown for three in-service scattered-site PSH units.
- 7 2021 fair market rent (FMR) data is from the Department of Housing and Urban Development. Electricity and gas cost data originate from the Census Bureau's 2019 American Community Survey 5-year estimates by Public Use Microdata Area (PUMA).
- 8 Montgomery, A., Szymkowiak, D., Cusack, M., Austin, E., Vazzano, J., Kertesz, S., & Gabrielian, S. (2020). Veterans' assignment to single-site versus scattered-site permanent supportive housing. *American Journal of Orthopsychiatry*, 90(1), pp. 37-47.
- 9 McGinnis-Brown, L., Hall, M., Larsen, B., & Crossgrove Fry, V. (2021). New Path Community Housing annual evaluation 2020. *Idaho Policy Institute, Boise State University*.
- 10 See note 8 above. Montgomery et al 2020.
- 11 See note 9 above. McGinnis-Brown et al 2021.
- 12 Housing Alliance and Community Partnerships (HACP) also issues vouchers for the City of Pocatello, but there are currently no LIHTC PSH units located in Pocatello.
- 13 Dickson-Gomez, J., Quinn, K., Bendixen, A., Johnson, A., Nowicki, K., Ko Ko, T., & Galletly, C. (2017). Identifying variability in permanent supportive housing: A comparative effectiveness approach to measuring health outcomes. *American Journal of Orthopsychiatry*, 87(4), pp. 414-424.
- 14 See note 9 above. McGinnis-Brown et al 2021.
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- 16 See note 8 above. Montgomery et al 2020.
- 17 Wong, Y., Hadley, T., Culhane, D., Poulin, S., Davis, M., Cirksey, B., & Brown, J. (2006). Predicting staying in or leaving permanent supportive housing that serves homeless people with serious mental illness. *M. Davis and Company, Inc. and University of Pennsylvania Center for Mental Health Policy and Services Research*, Philadelphia, PA.
- 18 See note 8 above. Montgomery et al 2020.
- 19 See note 13 above. Dickson-Gomez et al 2017.
- 20 See note 8 above. Montgomery et al 2020.
- 21 See note 17 above. Wong et al 2006.
- 22 See note 9 above. McGinnis-Brown et al 2021.
- 23 Source of fair market rate (FMR) for fiscal year 2021 is the Idaho FMR Local Area Summary, https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/2021state_summary.odn
- 24 Area median income (AMI) for 2021 from HUD 30% income limits, https://www.huduser.gov/portal/datasets/il.html#2021_data
- 25 The lower bound equals the difference between FMR and maximum monthly amount for a tenant to pay as rent ($AMI \times 0.3 \times 0.3 / 12$).
- 26 Utility costs equal electricity plus gas estimates for each county. Utility data is from the 2019 American Community Survey, 5-year estimates originally by Public Use Microdata Area (PUMA) and then matched by county. If one county belongs to multiple PUMAs, the mean of the multiple PUMAs was calculated.

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