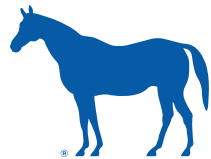


# HOUSING ADVOCATE REPORT

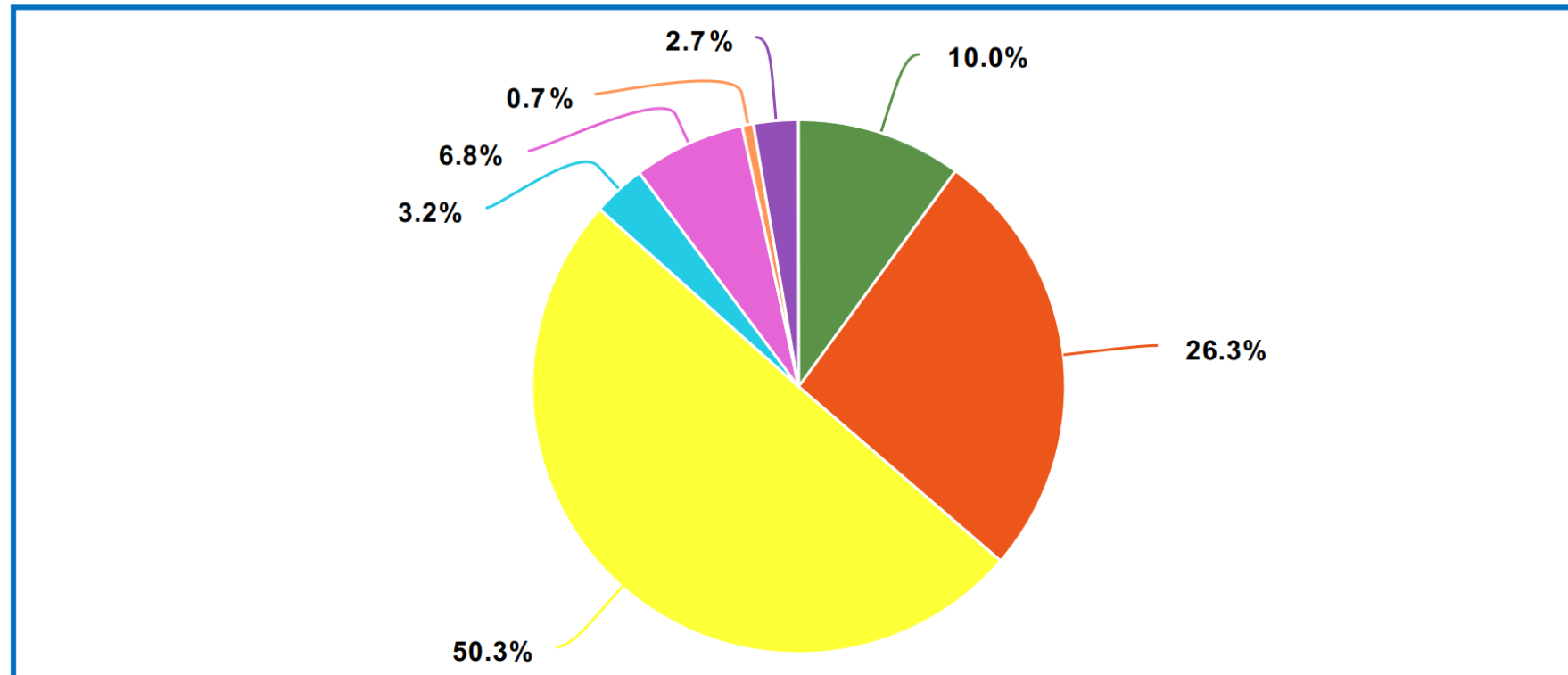
July 25th, 2022-August 11th, 2023










**LEXINGTON**

- 435 households were served in the first year.
- Average active “caseload” is anywhere from 30-100 households at a time.
- Case length depends on various factors such as what a household reached out about, how much support they need, current availability of funds for assistance as well as current availability of housing, etc.
- Higher volume of households seeking assistance in the months of January-June.
- Higher volume of households seeking assistance during the first two weeks of each month.

What did households seek assistance with?



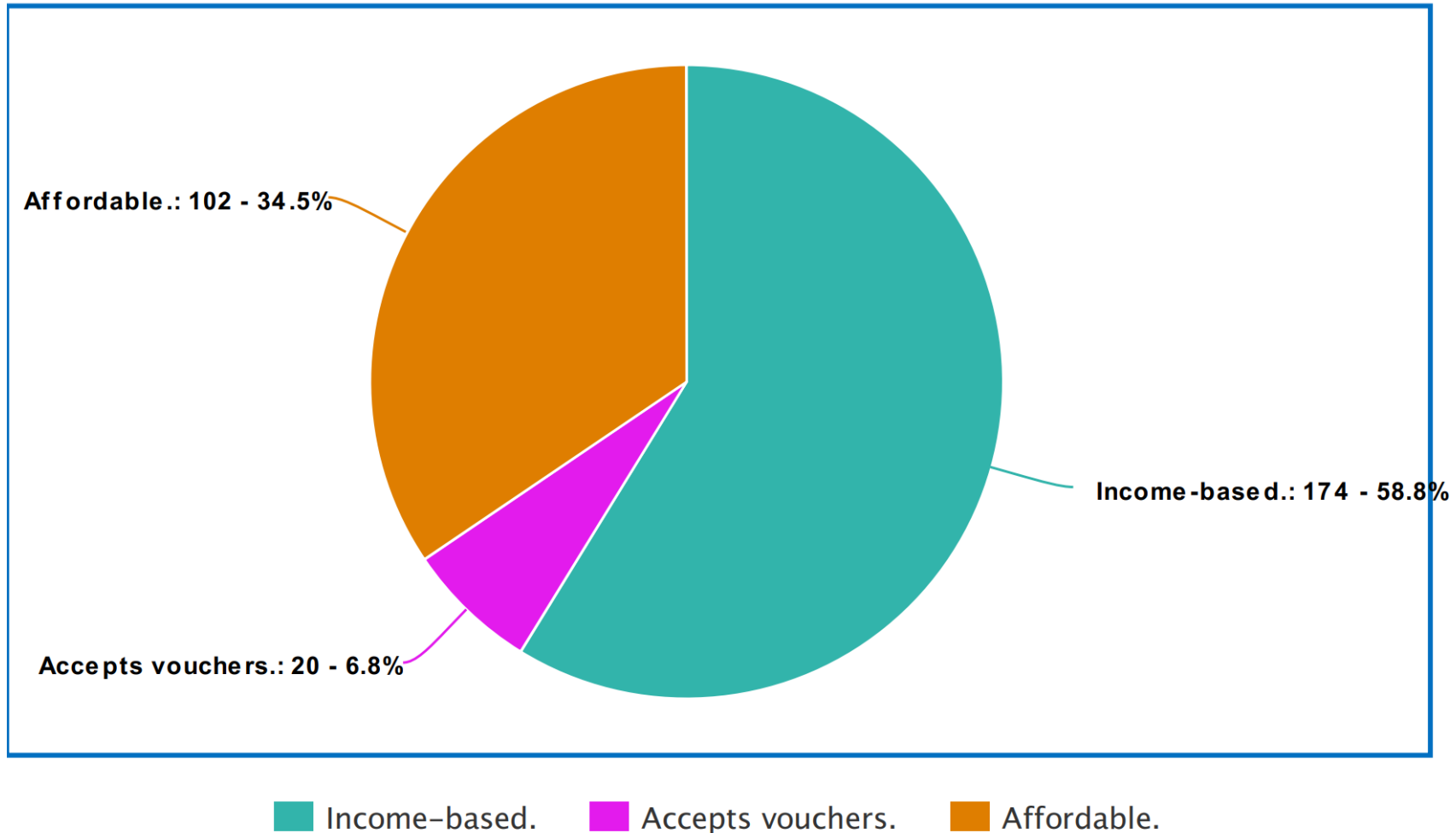
-  Rent/ Utility assistance.
-  Financial assistance for relocation (First months rent/deposits/application fees)
-  Help finding a unit
-  Landlord/Code issues
-  Legal/Fair housing issues.
-  Homeowner assistance.
-  Other



1. Help finding housing 50.3%.
2. Help with relocation costs (First months rent, deposit, etc.) 28.3%.
3. Rent/Utility assistance to stay in current home/prevent shut-off 10%.
4. Legal/Fair housing issues 6.8%.
5. Landlord/Code issues 3.2%.
6. Other housing issues 2.7%.
7. Homeowner assistance 0.7%.

# Type of unit household was seeking.

Type of unit needed.

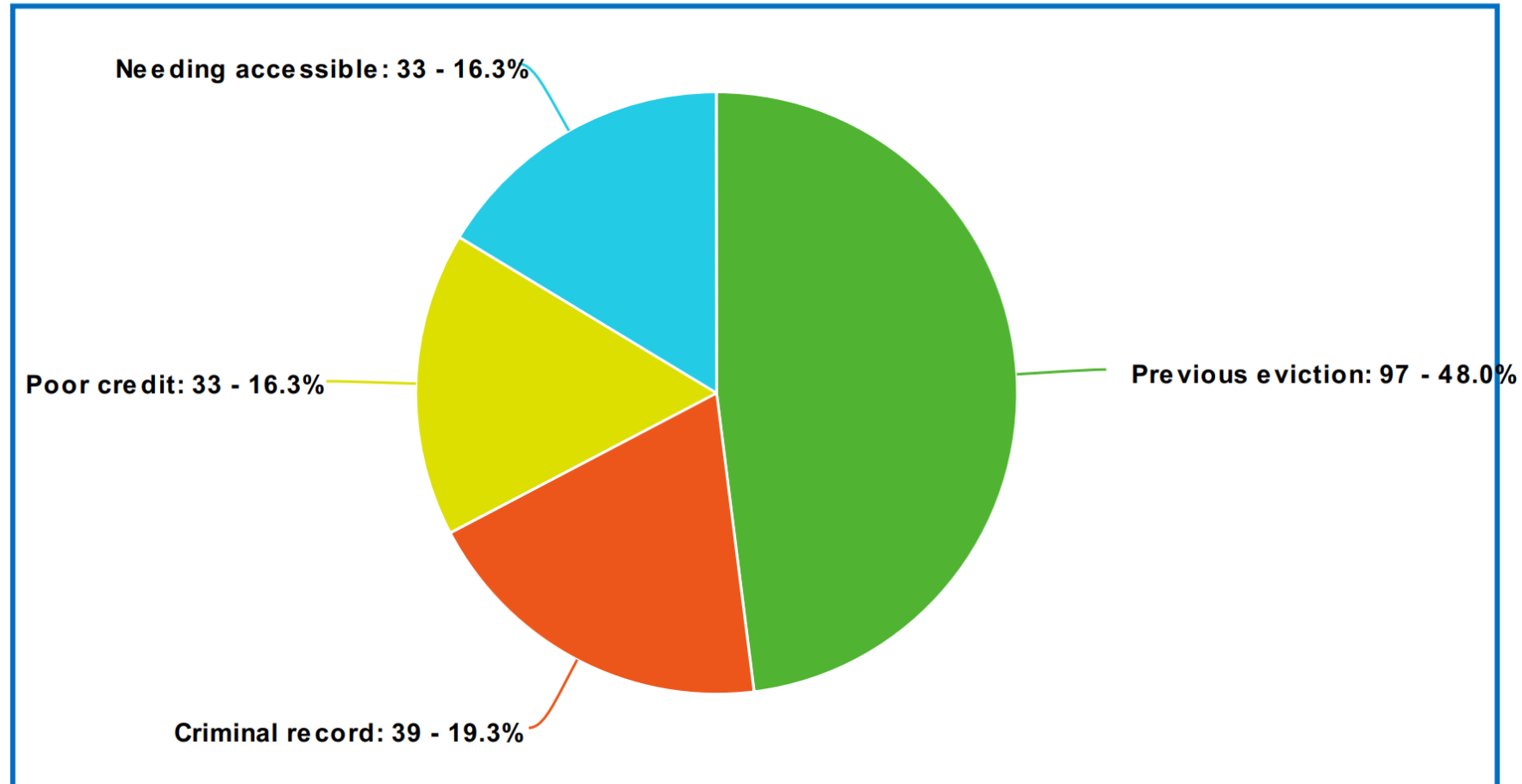




1. Income-based 58.8%
  - Demand highly exceeds supply.
  - Lengthy waitlists (anywhere from 2 months-3 years).
2. Affordable 34.5%
  - People who exceed the income requirements for income-based but who can't afford market prices.
3. Unit that accepts vouchers. 6.8%.
  - Voucher breakdown: 1 bedroom: 5 households; 2 bedrooms: 3 households; 3 bedrooms: 8 households; 4 bedrooms: 3 households; 5 bedrooms: 1 household.
  - Very difficult to find units that will accept vouchers.
  - The new complexes opened that have City AH funds in them (Alcove, Kearney Ridge, 330 Newtown, etc.) have been very helpful for getting households housed who have a voucher. **I have seen a decrease in voucher unit requests since the opening of those complexes.**



Barrier to securing housing



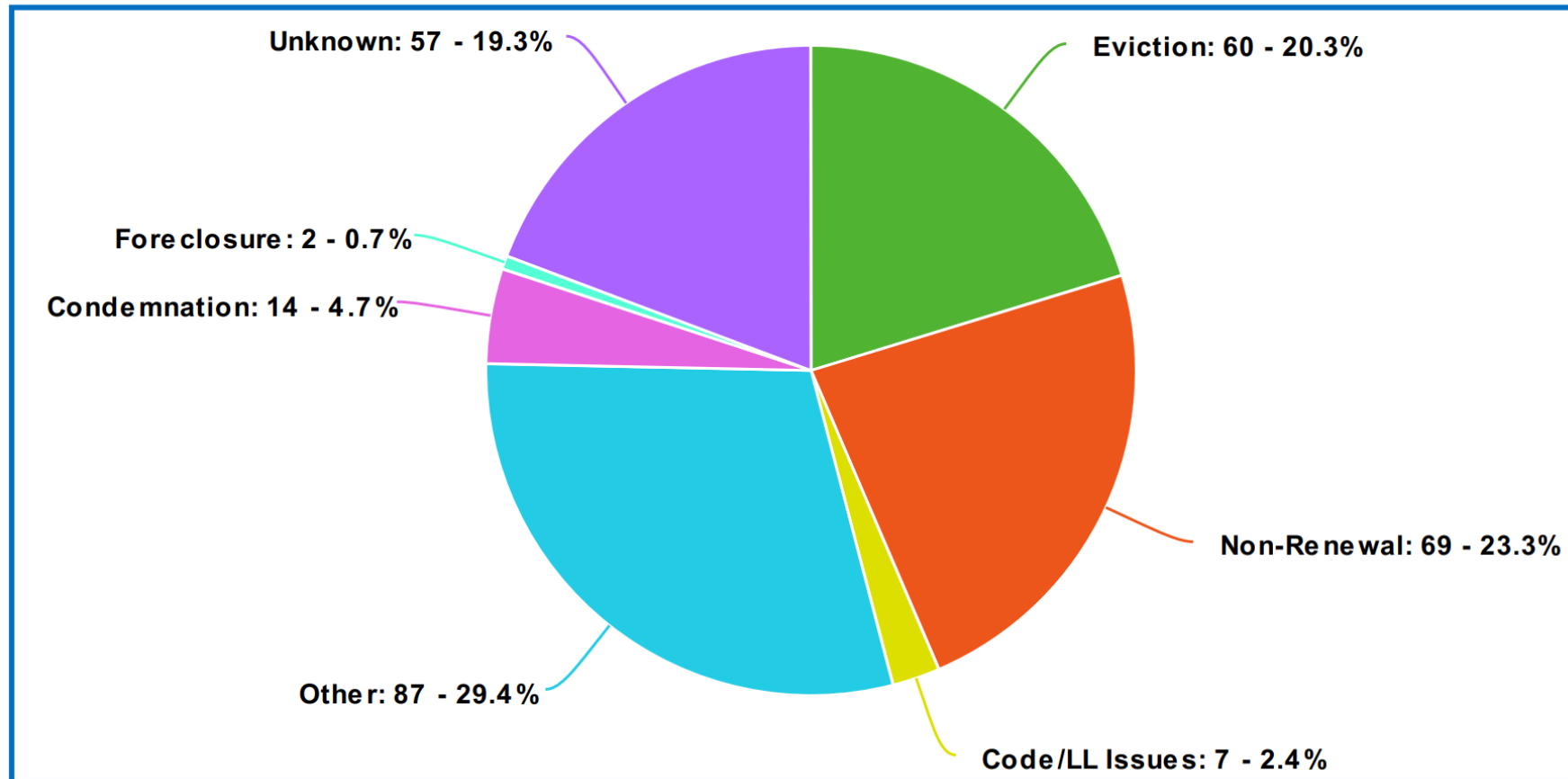
■ Previous eviction   ■ Criminal record   ■ Poor credit   ■ Needing accessible

1. Previous eviction 46%.
  - 0-5 years following an eviction: extremely difficult.
  - 5+ years: difficult.
2. Criminal Record 19.3%.
3. Poor Credit 16.3%
  - Looks at score, outstanding debt, unpaid balances to previous LL's and utility companies, etc.
  - Difficult to secure unit even in income-based housing with poor credit.
4. Needing an assessable unit 16.3%



# Reason for leaving their current unit.

Reason for leaving current unit.

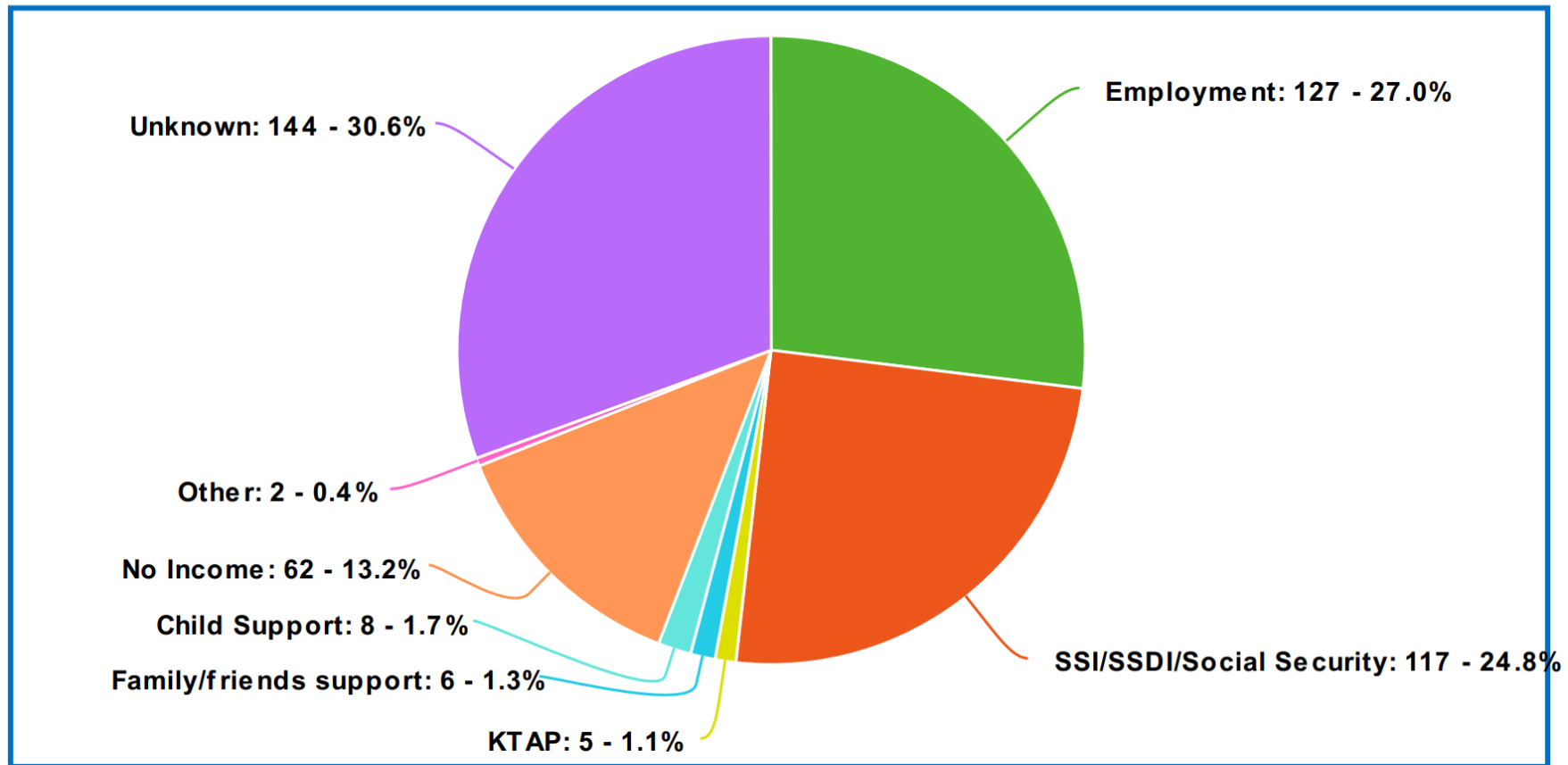


- Eviction
- Non-Renewal
- Code/LL Issues
- Other
- Condemnation
- Foreclosure
- Unknown

1. Other 29.4%.
  - Rent raised at end of lease, could no longer afford, exiting recovery/sober living, living with someone who they are not on the lease with or family/friends kicking them out, etc.
2. Non-Renewal of lease 23.3%.
3. Eviction 20.3%.
4. Unknown 19.3%.
5. Condemnation 4.7%
  - Majority of these cases were from the former Bourbon Court Apartments.
6. Foreclosure 0.7%

# Income sources of households.

Income-sources of households.



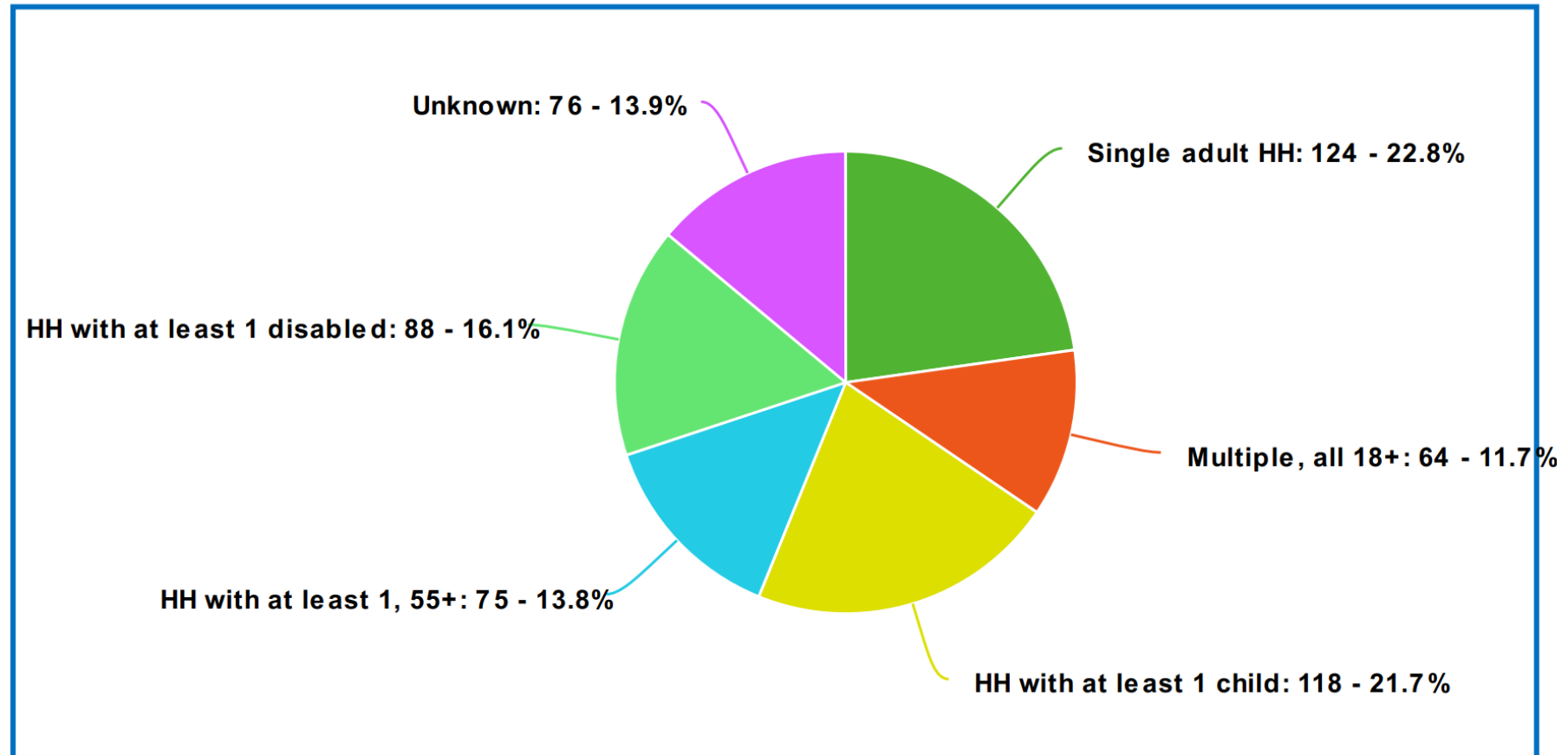
- Employment
- SSI/SSDI/Social Security
- KTAP
- Family/friends support
- Child Support
- No Income
- Other
- Unknown

# Income sources of household: SUMMARY



1. Unknown 30.6%
2. Employment Wages 27%
  - Many working full time but still not making enough to afford housing.
3. SSI/SSDI/Social Security 24.8%
4. No income 13.2%
  - Many reported barriers to generating income as not working since the onset of the pandemic, lack of child care, inability to hold a job, hard to work with no permanent residence, difficulty signing up for SSI/SSDI/Social Security, etc.
5. Child Support 1.7%
6. Support from family/friends 1.3%
7. KTAP 1.1%
8. Other 0.4%
  - Both of these cases had significant savings they were living off of but no income coming in.

Household make up.



- Single adult HH
- Multiple, all 18+
- HH with at least 1 child
- HH with at least 1, 55+
- HH with at least 1 disabled
- Unknown

# Household make-up: SUMMARY

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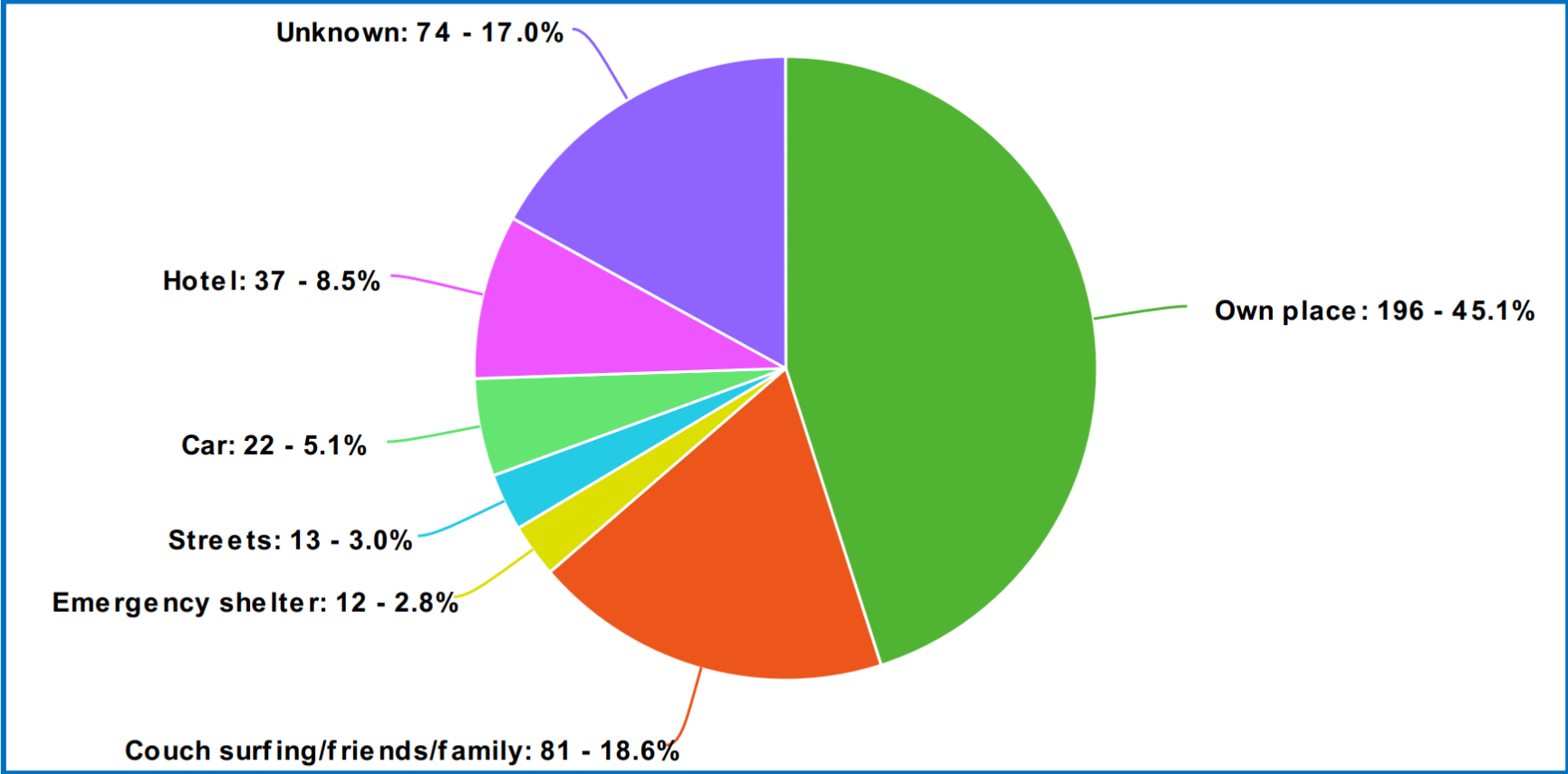
**LEXINGTON**

1. Single adult household 22.8%
  2. Household with at least one child 21.7%
  3. Household with at least one person who is disabled 16.1%
  4. Unknown 13.9%
  5. Household with at least one senior 55+ 13.8%
  6. Household with more than one persons who are all 18+ 11.7%
- Some fit into multiple categories.

# Where was the household currently residing at time of reaching out?



Currently sleeping at time of reaching out.



- Own place
- Couch surfing/friends/family
- Emergency shelter
- Streets
- Car
- Hotel
- Unknown



1. Own place 45.1%
  - Trying to avoid eviction, prevent utility shut-off or been granted an eviction judgement and needed shelter information and/or help finding a new residence.
2. Couch surfing/friends/family 18.6%
  - the households that fell in a lot of gaps as they did not meet residency requirements for some programs but also did not meet the definition of literal homelessness for others.
3. Unknown 17%
4. Hotel 8.5%

My hope is that these next groups are smaller because they are accessing other services available to them such as street outreach, emergency shelter services, drop in center, etc.

1. Car 5.1%
2. Streets 3%
3. Emergency Shelter 2.8%



## More supportive services

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- 23 households needed further support than what I could provide. I helped to connect these households to mental health and/or case management services.
- 40 households needed legal services that I could not provide. These households were connected with agencies such as Legal Aid and Kentucky Fair Housing Council.

- Help finding a unit that is affordable to a household or that will work with their barriers seems to be the largest challenge and biggest need.
- Households with a fixed income such as SSI/SSDI/Social Security, need income based units. The supply is much lower than the demand creating lengthy waiting lists. This population is already vulnerable but the lengthy waitlists place them in spots such as streets, cars, emergency shelters, etc. Until a unit becomes available putting them at an even more vulnerable state.
- Non-renewals either by the tenant due to rent being raised and they can no longer afford or by the landlord for various reasons has increased greatly.
  - Many reasons for non-renewals that I am hearing is small mom and pop LL's selling their property to a larger LL who want to remodel and charge higher prices and therefore does not renew the current tenants leases.
- All types of households sought assistance. There wasn't one type that significantly stood out from the others.

- Affordable housing is GREAT and needed by many. What would it look like though to build more income-based complexes?
- What could it look like to put more of a focus on having more units with universal design to be more accessible for individuals with disabilities? ( and specifically complexes receiving AH funds from the City).
- Could we do anything about credit requirements (I am thinking specifically for income based and affordable complexes)?
- What could we do to educate the community on the importance of reaching out sooner rather than later when it comes to a housing crisis such as facing eviction?
- What could we do to better promote things like Tenants Rights Workshop and other events such as these?
- How could we fill in the gap for couch surfers?

# Questions?



**LEXINGTON**