



Georgia Department of Behavioral Health &  
Developmental Disabilities

Kevin Tanner, Commissioner

**D·B·H·D·D**

Office of the Commissioner

September 24, 2024

Elizabeth Holcomb, Esq.  
Director  
Office of Health Strategy Coordination

Anelia Moore  
Assistant Director  
Office of Health Strategy Coordination

RE: Annual Report on Housing Placements and Unmet Housing Needs for FY2024  
and FY2026

House Bill 1013 (2022 legislative session) mandated that DBHDD provide an annual report to the Office of Health and Strategy and Coordination regarding successful housing placements and unmet housing needs.

DBHDD has compiled the information using internal data sourced from the Office of Supportive Housing. Please note that DBHDD is not the State Housing Authority. This report is comprised only of information available through the administrators of behavioral health housing programs. Below, you will find the key data points for both Fiscal Year (FY) 24 and the anticipated housing needs for FY26:

### **FY24 Housing Needs Met**

- During FY24, 960 households entered into housing utilizing the Georgia Housing Voucher program, a 53% increase over FY23.
- PATH program data for individuals achieving permanent housing for FY24 has not been finalized. However, most of those individuals would have been individuals housed through GHVP housing placements, and therefore it would not increase the 960 total.

## FY24 Unmet Housing Needs

### Georgia Housing Voucher Program (GHVP)

- Starting April 1, 2024, due to the overutilization of funded GHVP vouchers, the department began to divert all eligible individuals toward the federally funded Housing Choice Voucher program administered through the Department of Community Affairs.
- GHVP Vouchers Issued in FY24: 1,021 households
  - Of the 1,021 vouchers issued, at least 61 vouchers did not result in a housing placement due to an inability to find affordable and safe housing properties that would participate with the voucher program. Some of those achieving housing were utilizing vouchers issued in the prior FY so this slightly underreports those who were not able to find housing.

### Homeless Population

- 3,842 individuals of the 4,555 unique individuals successfully surveyed for housing needs were identified as being homeless and needing a housing placement.
  - This is a 47% increase in the number of individuals identified as needing housing over FY23.
- Only 1,397 unique individuals were able to be referred to GHVP for a variety of reasons, leaving approximately 500 of those households were not eligible for GHVP for various reasons and were therefore not referred or not approved for GHVP. This number is being reported because it still reflects individuals with a housing need in the community.
  - 1,397 individuals were ultimately referred to GHVP in FY24, with 1,021 being approved, as outlined above.
- Compared to the 3,842 individuals identified as needing housing, 960 successfully secured housing through GHVP during FY24. This leaves at least 2,882 households with unmet housing needs. Note again that the majority of these individuals are likely not eligible for GHVP.

### For Anticipated Housing Needs in Fiscal Year 2026 (FY26):

- **Anticipated GHVP Vouchers for FY26:** If there is no change to the GHVP budget, based on the FY24 change to the supportive housing referral pathway for the settlement population, it is estimated that fewer than 200 GHVP vouchers can be issued for individuals identified as ineligible for federal programs.
- **Additional Unmet Housing Needs for FY26:** DBHDD estimates identifying around 1,000 individuals that meet settlement population who can be referred to the federal Housing Choice Voucher program. However, the pathway change is resulting in fewer referrals due to the challenges that many individuals face when pursuing the HCV.
- **Lack of Transitional Housing and Options for Justice-Involved Individuals:** The Office of Adult Mental Health identifies a shortage of transitional housing options for individuals re-entering the community from a correctional setting, in part due to restrictive policies, as well as the overall shortage of transitional housing options. Some individuals are kept for prolonged

periods in correctional control for the sole reason that there is a lack of housing options available to them.

- **Housing Placements for Individuals with Complex Medical Needs:** There is a shortage of housing options for individuals with complex behavioral and physical medical needs which creates challenges for individuals seeking to transition out of institutional settings. Private sector personal care homes and nursing homes are often unaffordable for this population or unable to meet the medical needs. In addition, DBHDD transitional housing programs are often not able to manage the medical needs of this population while in community settings.
- **Supportive Housing Pathways for Transition-Age Youth:** The Office of Children, Youth, and Families (OCYF) emphasizes a significant unmet need for formalized supportive housing pathways tailored to transition-age youth and young adults (TAYA) aged 16-26. This includes youth who have been emancipated, granting them the legal capacity to contract independently.
- **Long-term Housing Needs for System Entrants:** The Office of Addictive Diseases (OAD) underscores that many individuals entering our system have long-term unmet housing needs, particularly those with substance use disorders (SUD). The current infrastructure inadequately addresses individuals with co-occurring mental illness and substance use.
- **Growing Demand Across Multiple State Agencies:** Several state agencies, including the GA Department of Corrections, GA Department of Community Supervision, GA Department of Juvenile Justice, GA Department of Human Services, and its Division of Aging, as well as county jail systems and hospital systems across the state, are actively identifying the need for additional housing options to serve vulnerable individuals in the community or support their transition back into the community. The extent of these housing needs in the state cannot be overstated.
- Based on DBHDD housing needs survey data, we anticipate identifying approximately 4,000-5,000 individuals in FY26 who are currently experiencing homelessness and require some form of housing. Many of these individuals will not qualify as part of the ADA settlement population that would make them eligible for GHVP or preferential access to the Housing Choice Voucher program. This represents a significant increase from our prior reporting of potentially 300%.