

Rapid Re-Housing 101

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National Alliance to
END HOMELESSNESS

Poll

1. My community embraces rapid re-housing as the primary intervention to end homelessness

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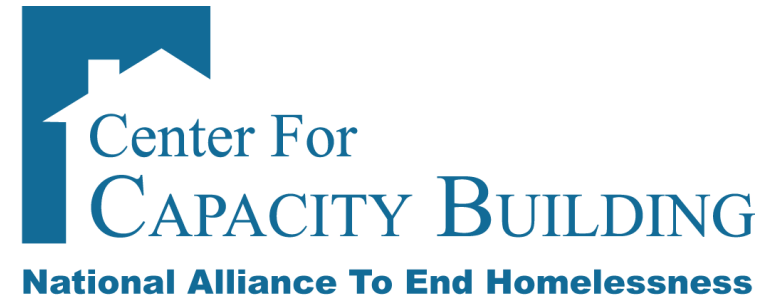
2. The one word that describes how I feel about Rapid Re-Housing is...

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3. I have a good understanding of the core components of rapid re-housing.



The National Alliance to End Homelessness is a nonprofit, non-partisan, organization committed to preventing and ending homelessness in the United States. By improving policy, building capacity, and educating opinion leaders, the Alliance has become a leading voice on this issue.



The Alliance's Center for Capacity Building is leading the implementation of solutions that reduce homelessness in communities across the country. The Center accelerates the adoption of solutions that are cost effective, data driven, and that will ultimately accomplish the goal of ending homelessness.

Agenda

- Rapid Re-Housing Overview
- Rapid Re-Housing Core Components
 - Housing Identification
 - Rent and Move-In Assistance
 - Rapid Re-Housing Case Management and Services
- Program Design
- Wrap Up



Pop Quiz

- The goal of rapid re-housing is...
- Eligibility for rapid re-housing is...
- Rapid re-housing means...
- The core components of rapid re-housing are...
- Chronically homeless persons lose their chronic status once they are rapidly re-housed...T/F
- Bonus: Rapid re-housing works because.../Rapid re-housing does not work because...



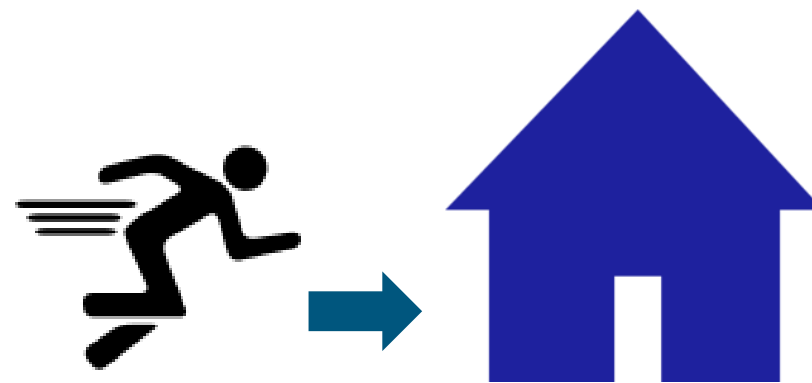
Goal of Rapid Re-Housing

- Move households quickly to permanent housing
 - Reduce the length of time people experience homeless
 - Exit households to permanent housing
 - Limit returns to homelessness
 - Inclusive programs that house anyone



What does rapid re-housing mean?

- **Rapid:** (Adj.) Moving, acting, or occurring at great speed
- **Re-Housing:** (Verb) Provide (someone) with new housing
- **Rapid Re-Housing:** An intervention designed to help individuals and families to quickly exit homelessness and return to permanent housing



Eligibility for Rapid Re-Housing



1. Literally homeless
 - On the streets in a place **not meant** for human habitation
 - Emergency Shelter
2. Cannot exit homelessness on their own

Chronic Homeless Eligibility

Q: Does someone that is receiving rapid re-housing considered chronically homeless for purposes of remaining eligible for permanent housing placements dedicated to chronically homeless?

A: Yes. Participants maintain their chronically homeless status while they are receiving the rapid re-housing.



[Source: HUD FAQ](#)

Core Components of Rapid Re-Housing

Housing Identification

Rent and Move-In Assistance (Financial)

Rapid Re-Housing Case Management and Services

Remember

Rapid Re-Housing Does

- Reduces the length of time people experience homelessness
- Minimize the negative impact of homelessness on their lives
- Assist people to access resources that can help with long term goals – if they choose

Rapid Re-Housing Does Not

- Eliminate poverty
- Assure people will have affordable housing
- Protect people from impact of life losses or bad choices
- Eliminate housing mobility

Rapid Re-Housing Overview

What we know

Poll

4. Rapid Re-Housing can be used as a permanent housing strategy for any type of households, regardless of barriers.

HEARTH Act

- **HEARTH Act Goal:** 30 days or less from homelessness into permanent housing
- **Reality:** Housing location and placement process should begin immediately after assessment and prevention and diversion have been eliminated

Why Rapid Re-Housing?

- **Maslow's Hierarchy of Needs:** Survival and safety needs will drive behavior until these needs are met. Only then can a person focus on other, "higher," needs
- **Housing First:** People experiencing homelessness deserve housing first without preconditions.
- **Crisis/Stress Biology:** The neurohormones related during stress drive people to unconsciously prioritize short term rewards.

Marge Wherley, ABT Associates, NAEH Conference, New Orleans 2014

What does Housing First mean?

Housing First is a paradigm shift from the traditional housing ready approach. It follows a basic principle—that everyone is ready for housing, regardless of the complexity or severity of their needs.

Housing First is not a “program,” it is a system-wide orientation and response.

-Ann Oliva: SNAPs Weekly Focus

Housing First and Rapid Re-Housing Principles

- Homelessness is a housing problem
- Permanent housing is a right
- People should be returned to permanent housing quickly and connected to resources needed to stay there
- Issues can best be addressed once people are permanently housed
- Housing is critical regardless of barriers



Why Rapid Re-Housing First?

- Research has found ***no characteristic*** (of clients or of the programs assisting them) that predicts who will succeed or return to homelessness
- The majority of persons who exit homelessness do not return, regardless of the type of assistance provided
- No one knows how to assess resiliency
- Progressive Engagement: RRH programs are flexible and individualized--offering longer or more intensive assistance when needed

Things to Keep in Mind

- Households experiencing homelessness are not significantly different than other poor households
- Majority experience homelessness due to a financial or other crisis
- Prolonged exposure to homelessness has a significant negative impact on adults and children



Who Will Be “Successful”...?

- We can't tell who will and won't be successful
- No assessment for client resiliency
- Not one size fits all intervention



Rapid Re-Housing Results

RRH Outcomes of HPRP



Exited shelter 3.2 months faster than those referred to rapid re-housing but did not enroll



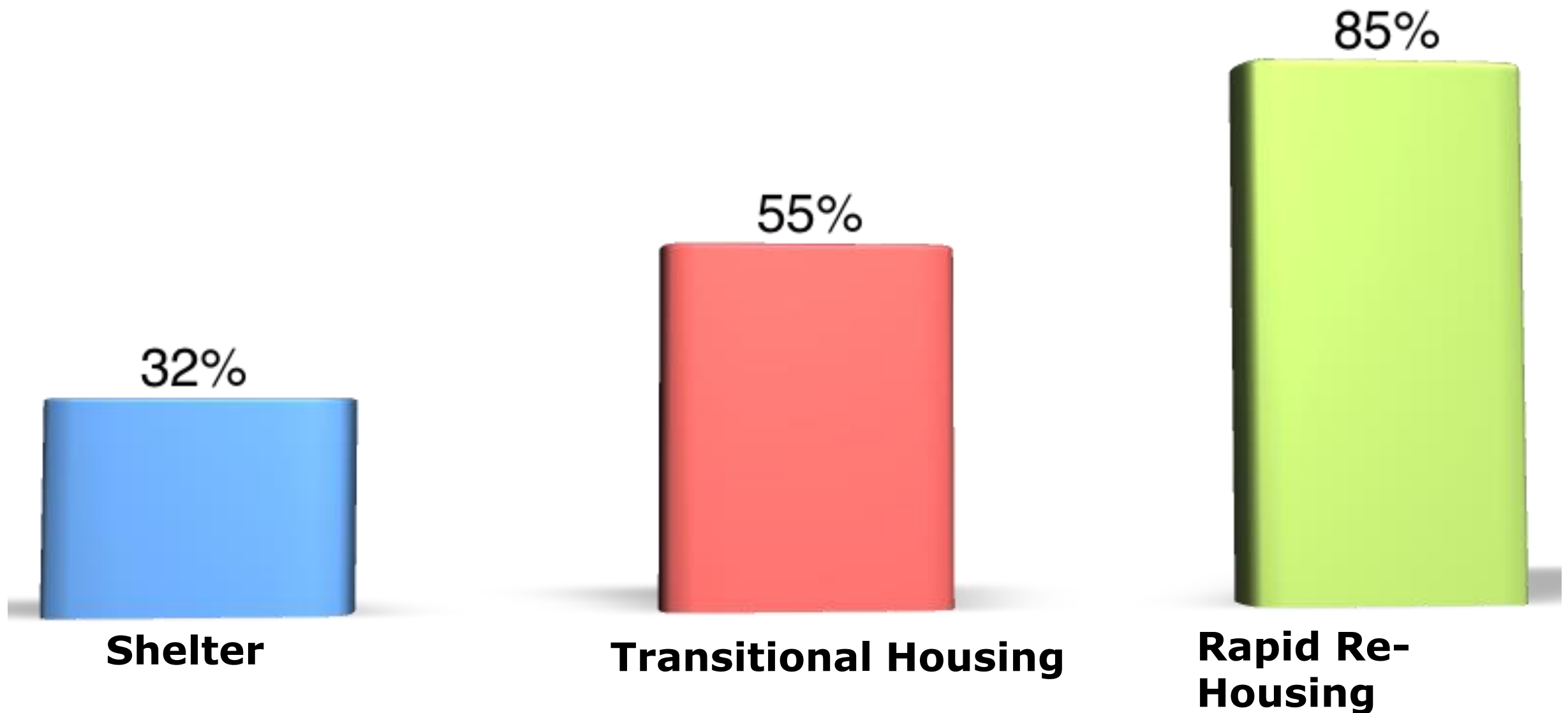
Incomes 10 percent higher than usual care



5 families rapidly re-housed with what it costs via transitional housing (6k per family vs. 32k)

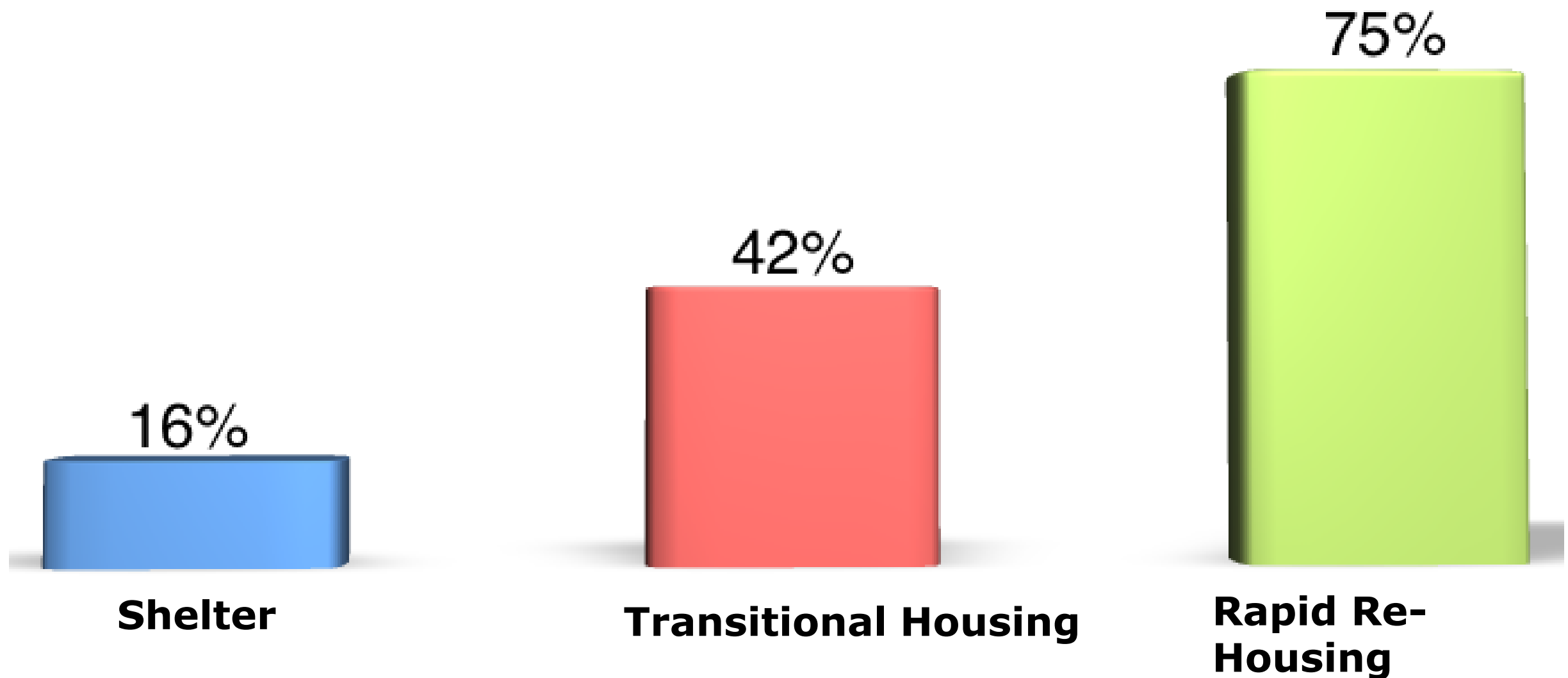
[Source: Family Options Study](#)

Average Rate of Exits to PH Families



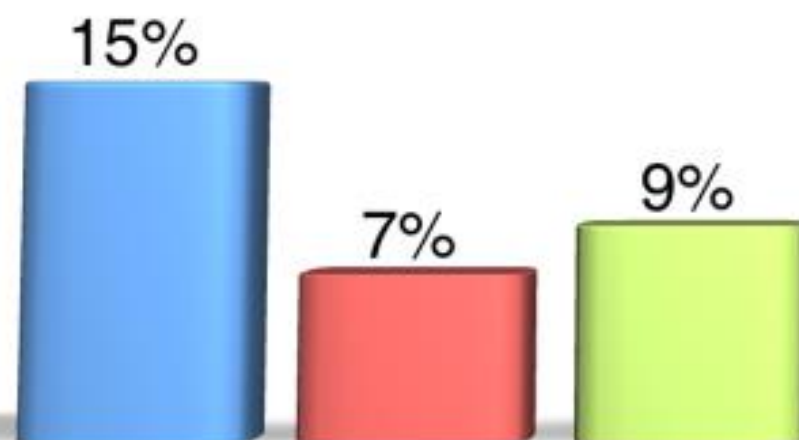
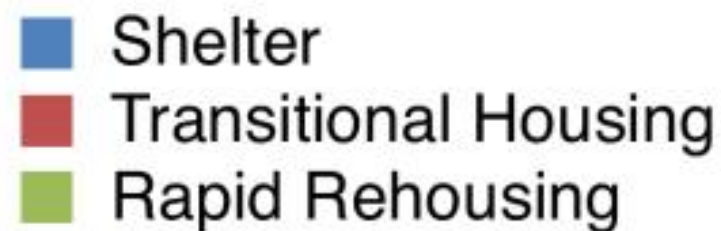
Data from 14 Continuums in seven states that prepared Evaluators for NAEH Performance Improvement Clinics in 2011-2012

Average Rate of Exits to PH Singles

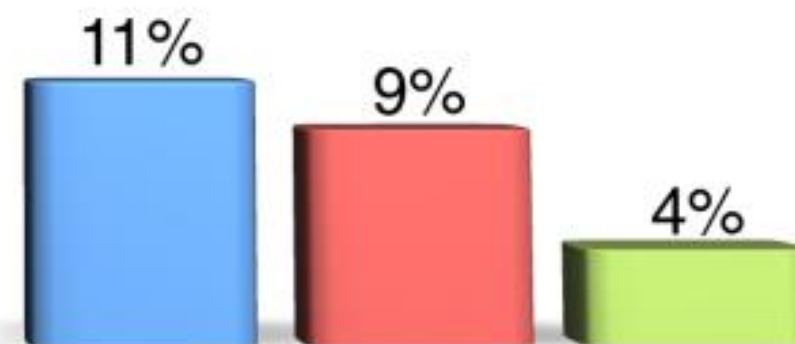


Data from 14 Continuums in seven states that prepared Evaluators for NAEH Performance Improvement Clinics in 2011-2012

Rate of Return within 12 Months



Singles

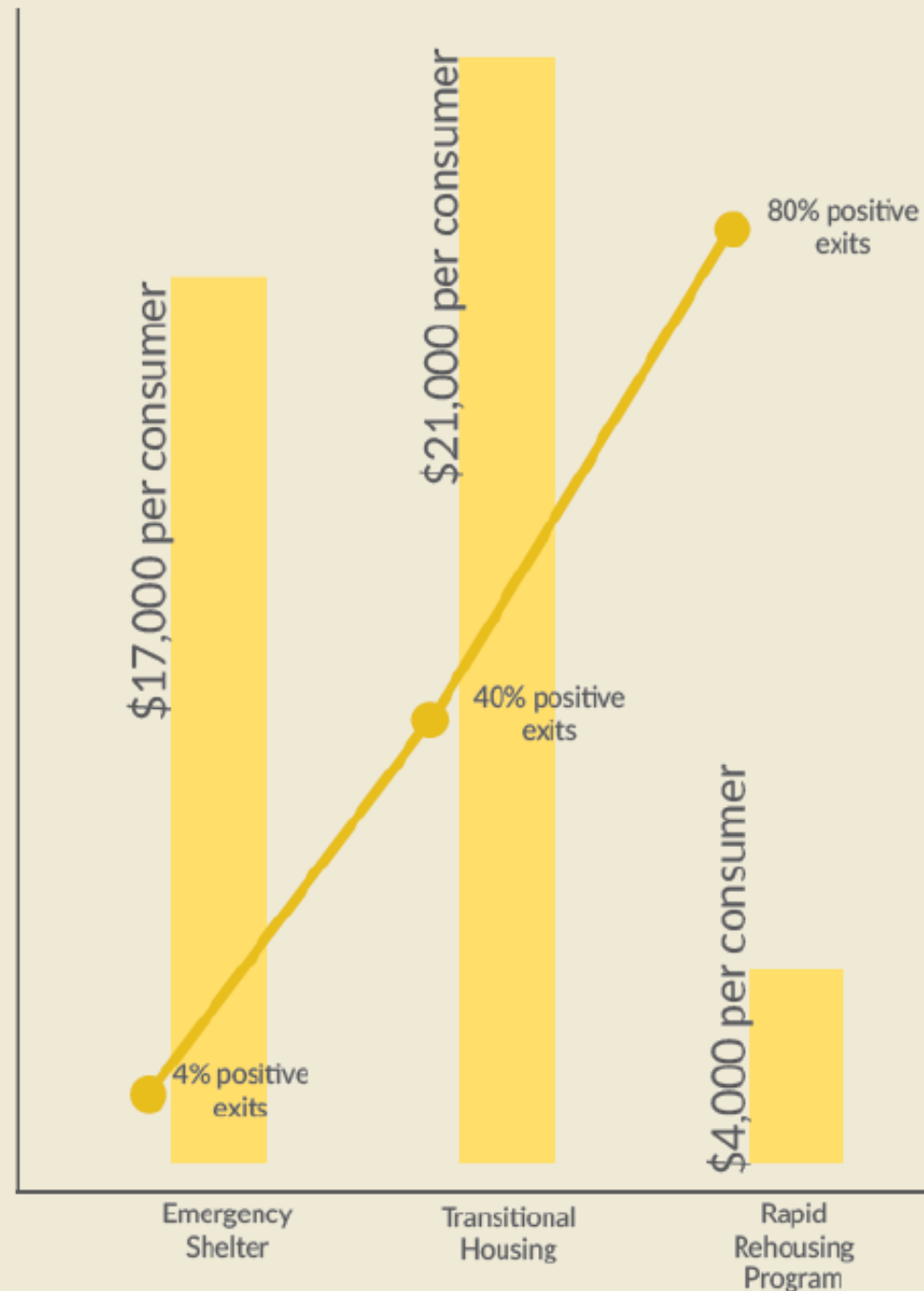


**People in Families
with Children**

Data from 14 Continuums in seven states that prepared Evaluators for NAEH Performance Improvement Clinics in 2011-2012

Our Experience: Effectiveness of Rapid Re-housing

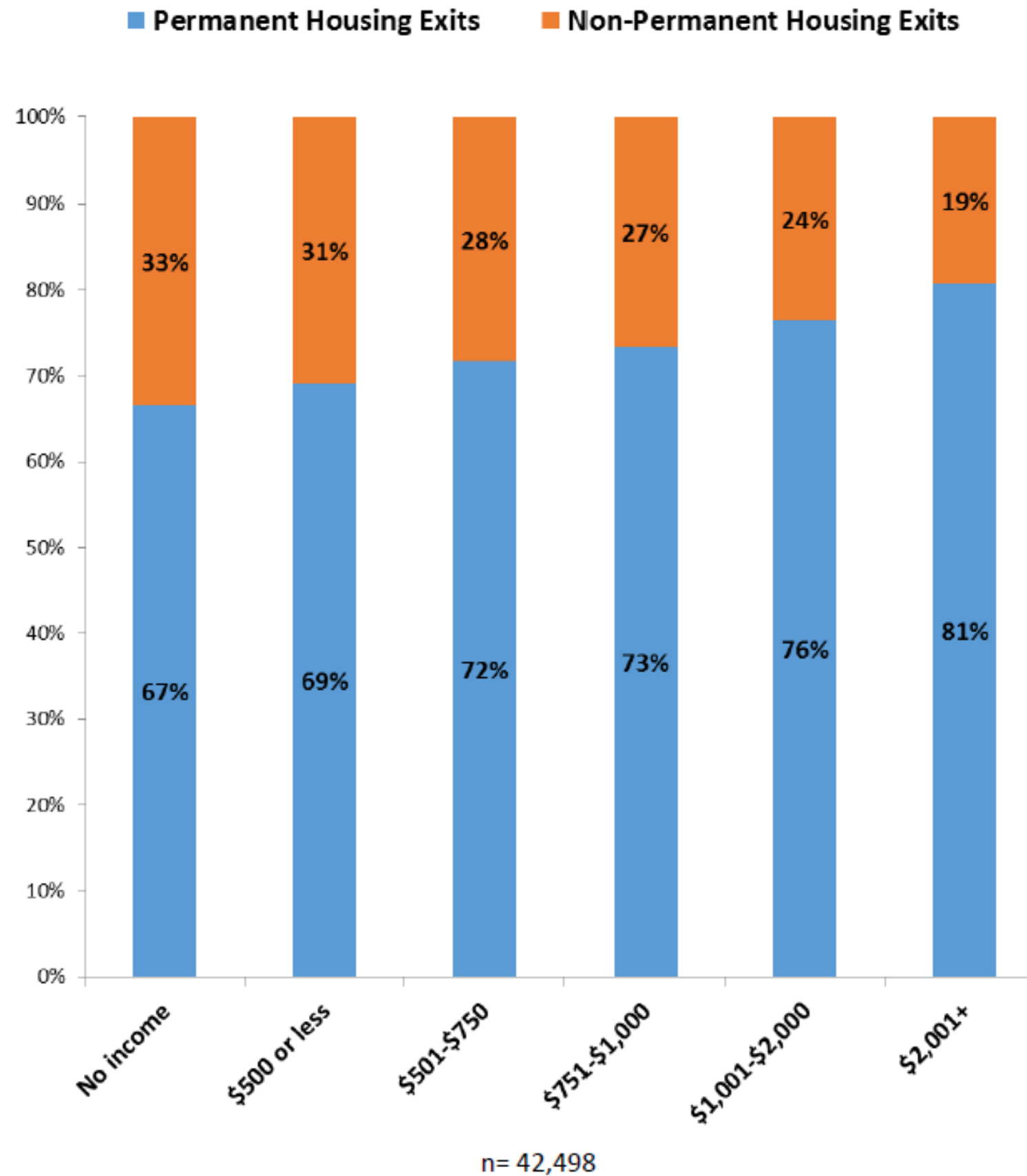
UNDERSTANDING THE VALUE OF RAPID REHOUSING

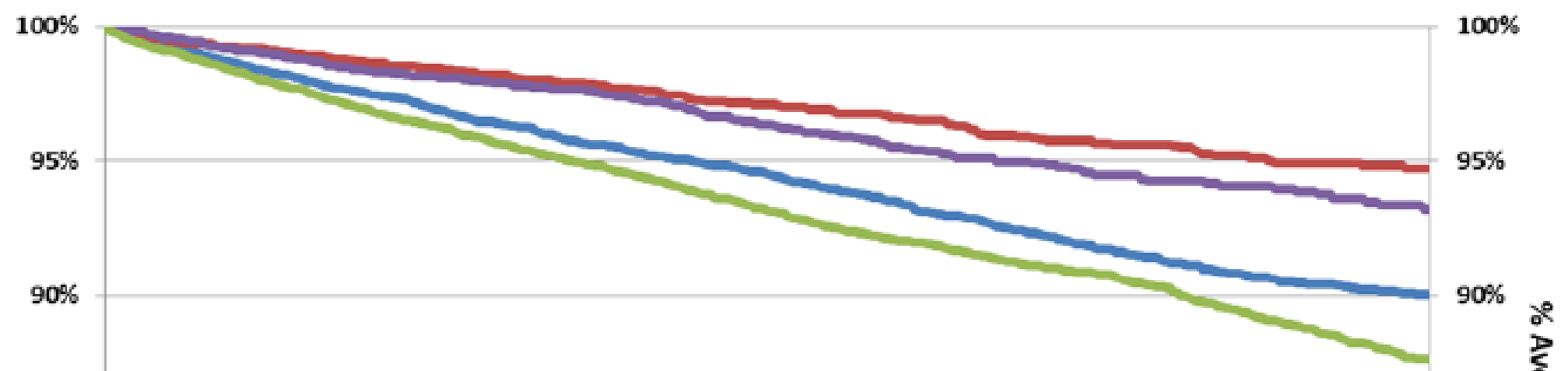


Rapid Rehousing is the most cost-effective option for the newly homeless, for positive outcomes that we can invest in as a system.

- In Harris County, only 6% of families experienced another homeless episode after using Rapid Rehousing.
- Average costs for Rapid Rehousing are only \$4,000 over a six month period.
- Rapid Rehousing Services reduce the number of homeless households by focusing on maintaining housing.

Exhibit 22: PH Success Rates by Monthly Income at Program Entry Among Veterans Served, Excluding VASH Exits, FY 2014³⁵





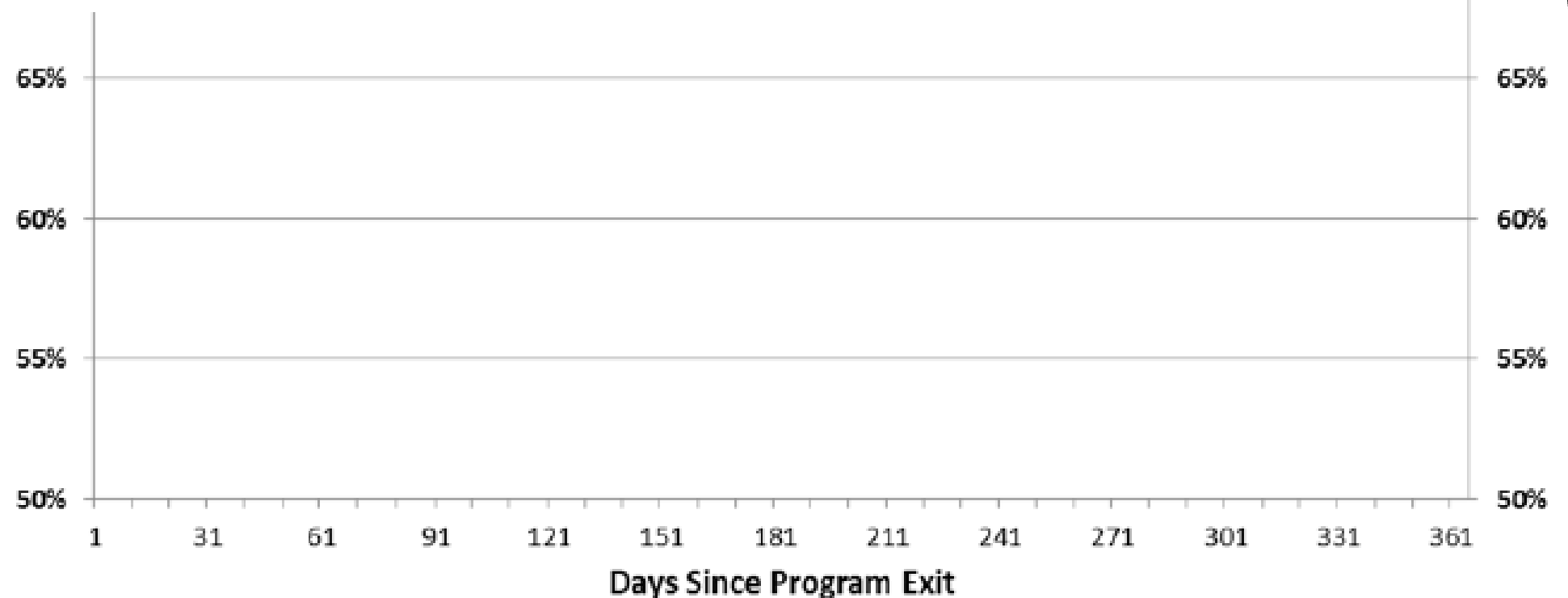
FY 2013 SSVF Veteran Participants with PH Destinations Avoiding Re-Entry into VA Homeless Programs

Prevention: Veterans in HH w/o Children

Rapid Re-housing: Veterans in HH w/Children

Prevention: Veterans in HH w/Children

Rapid Re-housing: Veterans in HH w/o Children



Core Components of Rapid Re-Housing

Core Components of Rapid Re-Housing

Housing Identification

Rent and Move-In Assistance (Financial)

Rapid Re-Housing Case Management and Services

Rapid Re-Housing (RRH)
ends homelessness for
families and individuals.

RRH HELPS



FIND HOUSING

Help people quickly find housing within one month or less.

PAY FOR HOUSING

Help people pay for housing short term; longer-term help an option.

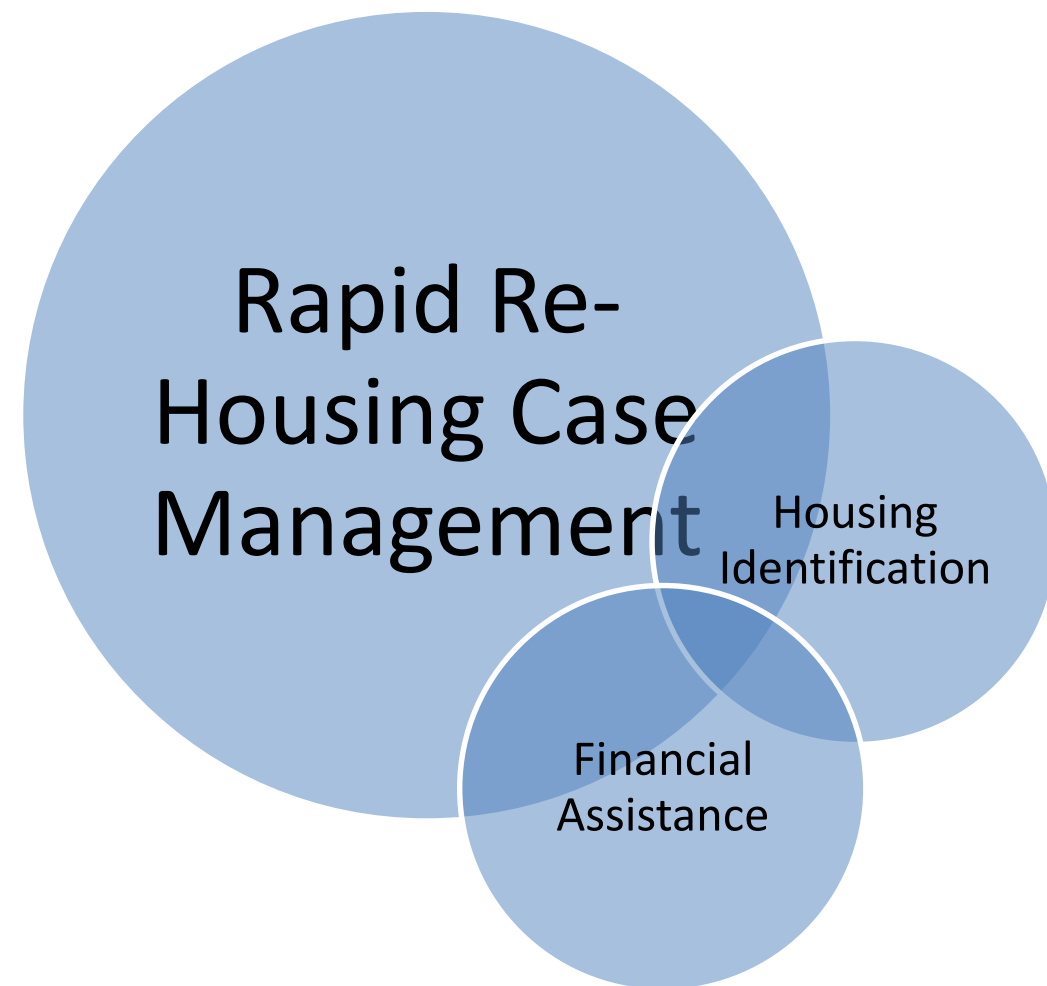
STAY IN HOUSING

Help access services so people can stay in housing.

The **Core Components** of Rapid Re-Housing help people **find** housing fast, **pay** for housing, and **stay** in housing.

Core Components

- Not linear
- Cannot work in Silos
- RRH Case Management is an integral part of housing identification and financial assistance



Housing Identification Standards

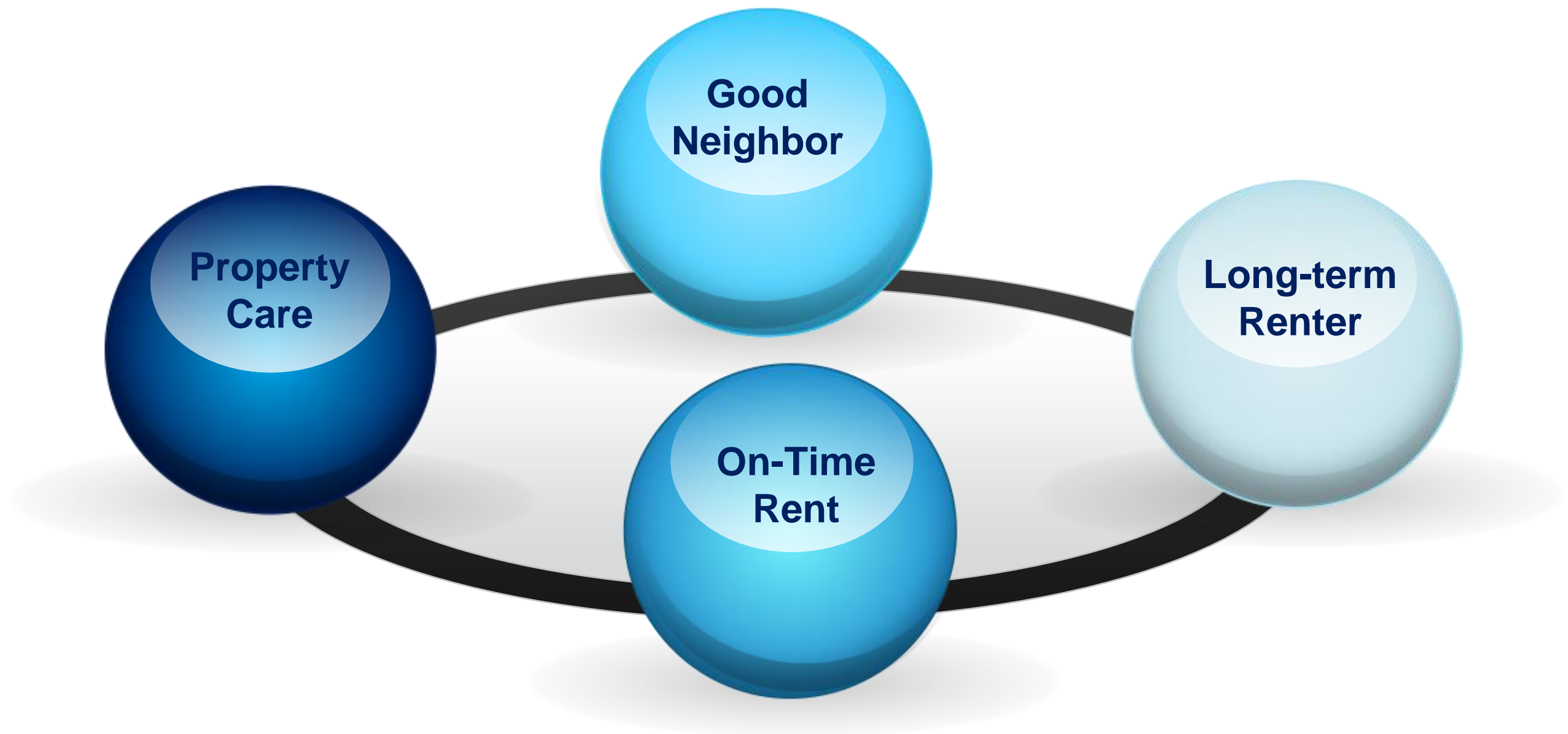
- ❑ **Actively recruit and retain** landlords willing to rent to program participants who may otherwise fail to pass typical tenant screening criteria.
- ❑ Assist participants to secure housing that **can be maintained** after program exit.
- ❑ Help participants to secure **shared housing** including, including negotiating landlord approval, shared rent, etc.
- ❑ Help participants access **desirable units** (e.g. neighborhoods they want to live in, access to transportation, close to employment, safe).

Housing Identification Standards

❑ Reminder!

Be conservative in projecting income; most households will not substantially increase income and will be severely rent-burdened at exit

Four Things Landlords Want



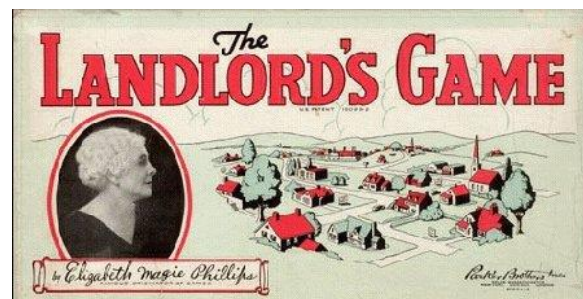
Leave no Stone Unturned

Diversify Your Methods for Outreach to Landlords



Activity

Landlord Incentive Brainstorm



National Alliance to End Homelessness

Landlord Incentives

Basic (for all program participants):

- Respond to landlord concerns about rent, lease, damage, conflict
- Home visits
- Assist with tenant move-out -- without eviction
- Fill vacancies with program participants

Enhanced (for participants with high barriers):

- Contingency Fund to pay for damages or unpaid rents

Creativity is Key

- Be bold and realistic
- Shared housing can be a good solution



Poll

5. Best practice for determining rapid re-housing financial assistance is ensuring that no household pay more than 30% of their income for housing costs..

FIND HOUSING

Help people quickly find housing within one month or less.

PAY FOR HOUSING

Help people pay for housing short term; longer-term help an option.

STAY IN HOUSING

Help access services so people can stay in housing.



HELP PAY RENT AND MOVE-IN ASSISTANCE



Pay for security deposits,
move-in expenses...

and/or rent and utilities.

Length of assistance varies,
but often **4 to 6 months**.

Rent and Move-In Assistance

- ❑ Provide assistance necessary for participants to **move immediately out of homelessness and to stabilize** in permanent housing.
- ❑ Provide participants with the **minimum necessary** to maximize the number of households able to be served.
- ❑ Financial assistance is **not a standard “package”** and must be flexible enough to adjust to participants’ unique needs and resources, especially as participants’ financial circumstances or housing costs change.

Rent and Move-In Assistance

- Do not forget about consumer resiliency
- Be realistic in what their rent burden will be in the future
- Financial assistance designed to pay for housing, not alleviate poverty
- Do not count on a permanent subsidy
- Progressive Engagement



FIND HOUSING

Help people quickly find housing within one month or less.

PAY FOR HOUSING

Help people pay for housing short term; longer-term help an option.

STAY IN HOUSING

Help access services so people can stay in housing.



HELP STAY RAPID RE-HOUSING CASE MANAGEMENT AND SERVICES

Connect families and individuals to services and supports in the community.

Help resolve issues that may threaten housing stability, including conflicts with landlords.



Rapid Re-Housing Case Management and Services

- ❑ Actively engage participants in **voluntary** case management and service participation.
- ❑ Case plans are focused on addressing **barriers to housing retention**
- ❑ Case plans summarize the steps both the case manager and the participant will take to achieve **the participant's immediate and short-term goals**.
- ❑ Case managers use a **strengths-based** approach empower clients.
- ❑ Help participants **build a support network** outside of program and connect with community resources and service options that continue beyond program's duration.

Housing Retention Focused Services

- ❑ Housing plan goals focused on compliance with lease
- ❑ Focus on short-term goals
- ❑ Case manager updates plan regularly
- ❑ Intensity increases if needed
- ❑ Encourage client to test and learn problem solving skills with landlord
- ❑ Housing plan goals are SMART: Specific, Measurable, Achievable, Relevant, and Time-limited

Home Based Services

- ❑ Meetings occur in the home or a location of the client's choosing
- ❑ Case managers respect a program participant's space as their own
- ❑ Policies and procedures include clear safety procedures for home visits

Voluntary Services

- Client decides when visits occur, not how often
- Identify and support household strengths
- Client identifies goals for how they will keep their housing



Community Supports and Services



**Don't
forget
about
natural
supports**

Rapid Re-Housing Philosophy and Design

Program Philosophy and Design: Principles

- Programs should coordinate and participate fully with the broader homeless assistance system to **engage as many households as possible.**
- Rapid re-housing is an intervention designed for and **flexible** enough to serve anyone not able to exit homelessness on their own.

Program Philosophy and Design: Principles

- Programs **should not screen out** households based on a score on an assessment tool or criteria that are assumed, but not shown, to predict successful outcomes, such as a minimum income threshold, employment, absence of a criminal history, evidence of “motivation,” etc.
- Participants have all the **rights and responsibilities of typical tenants** and should sign a standard lease agreement.

Housing First

- ✓ Program eligibility criteria and screening do not include minimum income, a period of sobriety, a commitment to participate in treatment or other criteria designed to “predict” long-term stability
- ✓ Disabilities are assessed only when relevant to prioritize the most vulnerable; or when related to a person’s ability to access disability services or income benefits

Are You Screening People In Or Screening People Out?

Don't screen people out for:

- Not enough income at entry
- “Employability”
- Exhibiting a “desire” to change
- Having a “good” attitude
- Being cooperative and engaging
- Seeming “motivated”
- Having tried rapid re-housing before



Progressive Approach

- The program provides
 - The minimum level of case management and financial assistance necessary,
 - For the minimum duration necessary
 - Until the household has exited homelessness and is not at risk of homelessness in the near term
- This means the program has defined a basic approach and can increase the intensity and duration of assistance when the person demonstrates a need

Staffing

Housing Locator

- Understands the needs and concerns of landlords
- Identifies housing resources and recruits landlords
- Helps participants identify their housing needs
- Knowledgeable about landlord-tenant law



Housing Stability Case Manager

- Provides case management during and after housing placement
- Links clients to mainstream and community resources for stabilization
- Helps client identify strengths to retain housing and behaviors that contribute to housing instability
- Home-based visits



Outcomes and Data

- **Length of Stay:** Households exit to permanent housing in an average of 30 days from entry into rapid re-housing program
- **Permanent Housing Exits:** 80% of households are in permanent housing when they exit rapid re-housing program – case is closed for financial and case management assistance.
- **Returns to Homelessness:** 85% of households who exit rapid re-housing to permanent housing do not become homeless again within a year
- **Efficiency:** Program cost (including all program costs) per household served

Summary

- Rapid re-housing is not a program, it is a critical system intervention to end homelessness
- The Core Components of Rapid Re-Housing help people:
 - Find housing fast
 - Pay for housing in the short term
 - Stay in their housing

Want to Dig Deeper?

Suggested RRH Sessions

- 1.05 Effective Landlord Engagement Strategies in a Challenging Market
- S1.02 System-wide Housing Location
- S1.03 The Challenge and Rewards of Shifting from a Transitional Housing Program to Rapid Re-Rehousing
- S1.09 Rapid Re-Housing for Survivors of Domestic Violence
- S1.12 Ending Homelessness in Rural Areas
- 2.04 Best Practices in Rapid Re-Housing Case Management
- S2.01 Metrics for Evaluating and Improving Your Rapid Re-Housing Program
- 3.06 Rapid Re-Housing Rent and Move-In Assistance: How Much is the Right Amount?
- 3.13 Engaging Non-Traditional Partners in Rapid Re-Housing
- 4.03 Integrating Employment Strategies into Rapid Re-Housing Programs
- 5.01 Innovative Funding for Rapid Re-Housing

Questions

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