

# Tina M. Patterson

CEO Homefull

Dayton, Ohio



# Dayton Ohio



# Dayton Ohio

- Population: 145,000 (Greater Metro Area 800,000)
- 55 Miles North from Cincinnati and 70 miles West from Columbus
- Average Median Annual Income: \$28,174
- Unemployment rate: 4.5%
- Living in poverty: 35%
- Average apartment rent: \$685
- Apartment Vacancy Rate: 5.5%



# Dayton Ohio Homeless System Snapshot

- 2016 PIT Count: 551 Homeless
  - 16% Families
  - 81% Singles
- Coordinated Entry with Front Door Assessment
- Centralized Waitlist managed by Montgomery County HS
- Significant reductions in TH programs
- RRH is for everyone
- Diverse RRH population
- Both singles and families



# Rapid Rehousing Benchmarks-Reminder!!

1. Reduce the length of time program participants spend homeless.
  - households served by the program should move into permanent housing in an average of 30 days or less.
2. Permanent housing success rates
  - 80 percent of households that exit a rapid re-housing program should exit to permanent housing.
3. Returns to Homelessness
  - 85 percent of households that exit a rapid re-housing program to permanent housing should not become homeless again within a year.



# Why Do We Rapidly Rehouse

TO:

- Reduce the length of time people spend homeless
- Increase permanent housing placements
- Decrease returns to homelessness

AND

**BECAUSE IT WORKS**

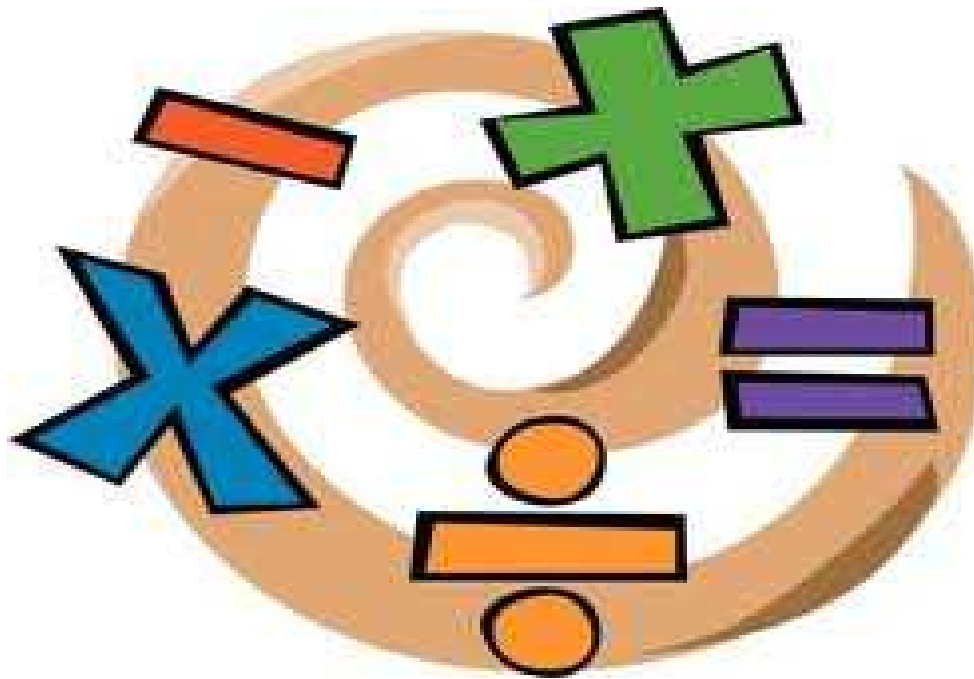


# How Does it Work?

- Philosophically believe in a Housing First approach
  - Everyone deserves housing
  - Instill a sense of urgency
  - Build expectations from the beginning
  - There is no one size fits all solution
  - Flexibility
  - Creativity
  - Where the person IS both figuratively and literally



# The “Magic” Rapid Rehousing Rental Assistance Formula





# SURPRISE: There is no “magical” financial assistance formula

- The formula for success is flexibility and constant management of your resources in combination with good case management
- Case management doesn't have to end when financial assistance ends
- Intensive to begin and less intensive as community integration occurs but ready for any emergency (progressive engagement)
- Financial assistance doesn't have to follow a rigid plan of 30% of income, 3 months with graduated assistance, etc.; but should be about what the household can contribute at that time

# The Right Blend

- The Right “Dosage”
  - What is the right “dosage of financial assistance and case management?”  
That should always be dependent on a lot of different factors



# How do you manage so many unknowns?

- Plan for the worst case scenario
- Forecast your budgets constantly
- Meet your goals
- Be there when needed
- Place your best staff in charge
- Staff and accounting constantly meeting

IF YOU TAKE ANYTHING AWAY, REMEMBER

FLEXIBILITY





# RRH move in assistance

How much is the right  
amount?

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# Background

- Micah Ministries was founded in 2005 to address the needs of the street and chronic homelessness in Fredericksburg, VA
- Services include a basic needs center, cold weather shelter, respite shelter, permanent supportive housing, rapid re-housing, employment and assistance with mainstream benefits.
- Our work has resulted in a 81% decline in chronic homelessness over the last 6 years (25 remaining).
- Housed 81 people in the last 12 months, only 2 have returned to homelessness.



# Challenging Circumstances

- High fair market rent in the Fredericksburg, VA region (considered part of the Alexandria, Arlington, DC-metro area):
  - \$1,307 for an efficiency
  - \$1,402 for a one bed-room
  - \$1,623 for a two bed-room
- Primarily house individuals with high barriers who are frequently on a fixed income or making minimum wage. (\$733-\$1,257)
- Section 8 waiting list has been closed for 15 years.
- Minimal scattered site permanent supportive housing.

# Prioritization

- Data elements considered:
  - VI-SPDAT score
  - Disability
  - Length of time homeless
  - Episodes of homelessness
  - Total time in three years
- Those least likely to self-resolve get the needed assistance
- Those more likely to self-resolve... self-resolve



# Setting up the household

- Requires creativity to help people find what they can afford long-term:
  - Shared housing: allows those who can't afford a place
  - Program based housing: Oxford house, re-entry houses, group homes, assisted living
  - Client creativity
  - Rooms for rent: Craig's list, faith community
  - Hotels are stable housing for some people

# Making projections

- At move in: most landlords will take a letter of commitment showing what you expect for the next three months.
- Ask the client what they think they can pay.
- Always estimate the client's share as the highest reasonable amount (it can change)
- Communicate changes to all involved at the earliest point possible.
- Signing on for a year isn't a good idea for you, the client or the landlord.

# Case Management

- How are you helping them to take responsibility for their housing?
- Do not accept because they “have no money” that they can’t pay anything.
- If they are paying cable, buying alcohol or other novelties, but not paying rent they should have a rental obligation.
- When giving assistance always ask what is going to be different in the next 30 days

# When they can't pay...

- Make them go through the exercise of natural consequences
  - Ask what they are going to do about it?
  - Send them in search of community resources
  - Make them pay a late fee
  - Step in and help as a last resort

# Avoid

- Packaged deals: what works for one doesn't work for all.
- Rules that are more restrictive than grant guidelines
- Assumptions that your client will fail if asked to increase their rental share.
- Giving financial assistance under the myth that clients will save money.



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