



YOUNG ADULT RAPID RE-HOUSING RETROSPECTIVE ANALYSIS

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EXECUTIVE SUMMARY



- **Key Success:** Rapid Re-Housing (RRH) can be a successful housing option for young adults. In this study, across different program models and with varied client characteristics, the majority of young adults in RRH successfully exit to a permanent destination.
- **Key Challenge:** Young adults may need more support and time to be successful in RRH programs than national benchmarks suggest, particularly when they enroll with no employment or income in a high-cost community.
- **Recommendation:** Allow for program flexibility to provide support and services as necessary to young adults in RRH programs. Young adults may take longer to find housing and may need a rental subsidy for a longer length of time than national benchmarks would indicate.
- **Next Steps:** There continues to be further opportunity for evaluation of the RRH model for young adults, especially a comparison of costs and outcomes with transitional housing.



LEARNING QUESTIONS

Program Implementation

- What are the similarities and differences in how Young Adult providers implemented Rapid Re-Housing (RRH) in King County?

Benchmark Performance

- How do King County Young Adult RRH programs compare to national benchmarks for RRH program performance?

Program Outcomes

- What differences among program models and participant characteristics may explain varied outcomes among programs and compared to national standards?

Recommendations

- What are lessons learned that can inform the development of a new RRH program for young adults?
- What is recommended for evaluation of a new RRH program for young adults?



ABOUT THIS STUDY

This retrospective review focuses on current providers of Rapid Re-Housing for young adults in King County. These organizations have all been offering a version of rental assistance or Rapid Re-Housing for several years.

- Friends of Youth (FOY)
- YouthCare (YC)
- YMCA of Greater Seattle

This review was requested by public and private funders of RRH and other housing and services for homeless YYA in King County. The work was funded by the Raikes Foundation. Throughout the study process, review and input was provided by the involved public and private funders and service providers.



RRH PROGRAMS IN KING COUNTY

Organization	RRH Programs	Background
Friends of Youth (FOY)	Rental Assistance Rapid Re-Housing (Singles) (Singles) Rapid Re-Housing (Families) (Families)	<ul style="list-style-type: none"> Began Rental Assistance program in 2010; not categorized as RRH at the time RRH programs began in 2014; built off lessons learned from Rental Assistance program
YouthCare (YC) (YC)	Open Doors	<ul style="list-style-type: none"> Has been in operation since 2010 Not categorized as RRH until 2014 Open Doors was originally designed as a next step housing program for program for young adults ready for more independence after being in being in transitional housing programs
YMCA of Greater Seattle Seattle	Shelter to Housing (S2H) Next Step	<ul style="list-style-type: none"> S2H was a 2-year program (2012-2014) specifically focused on moving moving young adults out of shelter, directly in to housing Next Step began in 2014 and grew out of S2H, with adaptations Next Step is for both young adults coming out of shelter and those ready ready to move on after transitional housing

FINDINGS

- Program Implementation
- Benchmark Comparison
- Program Outcomes
- Client Characteristics





PROGRAM IMPLEMENTATION



ENROLLMENT, MOVE-INS & EXITS

	Friends of Youth Youth Rental Assistance	Friends of Youth	Friends of Youth	YouthCare Open Doors	YMCA Shelter to Housing	YMCA Next Step	Grand Total
Enrolled Only				1			1
Enrolled + Exit	<i>Not Tracked</i>	10	2	<i>Not Tracked</i>	21	21	54
Enrolled + Move-In		3	2	8		35	48
Enrolled + Move-In + Exit	37	2	3	38	43	9	132
Grand Total	37	15	7	47	64	65	235

- **Enrollment:** Client enters program. Begins working with program staff. Begins housing search.
- **Move-In:** Client moves in to a housing unit with a subsidy from RRH program.
- **Exit:** Client leaves RRH program and is no longer receiving services or subsidy. May happen before move-in to housing (*Enrolled + Exit*). If client moves in to housing during program, client may stay in the housing unit that was subsidized or may move elsewhere at time of exit.

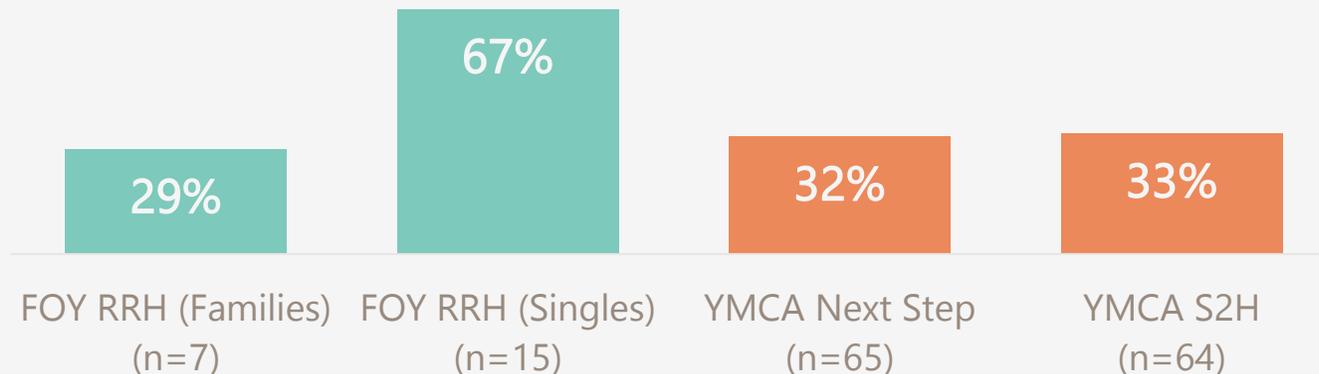


EXITS WITHOUT A MOVE-IN

Exits without a move-in means that clients are exited from the program without ever having received housing with subsidy from the RRH program. Clients are returned to the coordinated entry placement pool to wait for a referral to a different housing program.

- *Friends of Youth Rental Assistance and YouthCare Open Doors programs did not track this group of clients.*

67% of those who have enrolled in the **Friends of Youth (Singles)** program have exited without finding housing as part of the program.



Average months from enrollment to exit for those those who do not move in to housing
Based on program design, Friend of Youth exits clients who do not find housing after an average of a of a month. YMCA works with clients for 3-6 months months before exiting them.

FOY RRH (Singles)	1.0
FOY RRH (Families)	1.4
YMCA Next Step	3.6
YMCA S2H	5.6

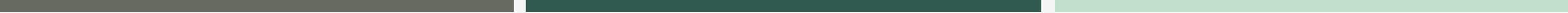


PROGRAM IMPLEMENTATION KEY FINDINGS



- There are significant program differences in target population requirements, length of rental assistance, subsidy structure, length of time for housing search, and program standards.
- 235 households have been enrolled in RRH for young adults since 2010.
 - Only 132 have gone through all steps from enrollment to move-in and then exited.
- The majority of young adults move-in to housing in the RRH programs.
 - Greater income at intake is correlated with moving-in to housing in the RRH program
- Clients served in YMCA programs enter with lower median income than clients served in Friends of Youth and YouthCare programs.





BENCHMARK COMPARISON



NATIONAL BENCHMARKS

NAEH, the VA, HUD, USICH, Abt Associates and other key partners published a set of core components and program benchmarks for rapid re-housing. The benchmarks are not YYA-specific, but are applicable for all populations.

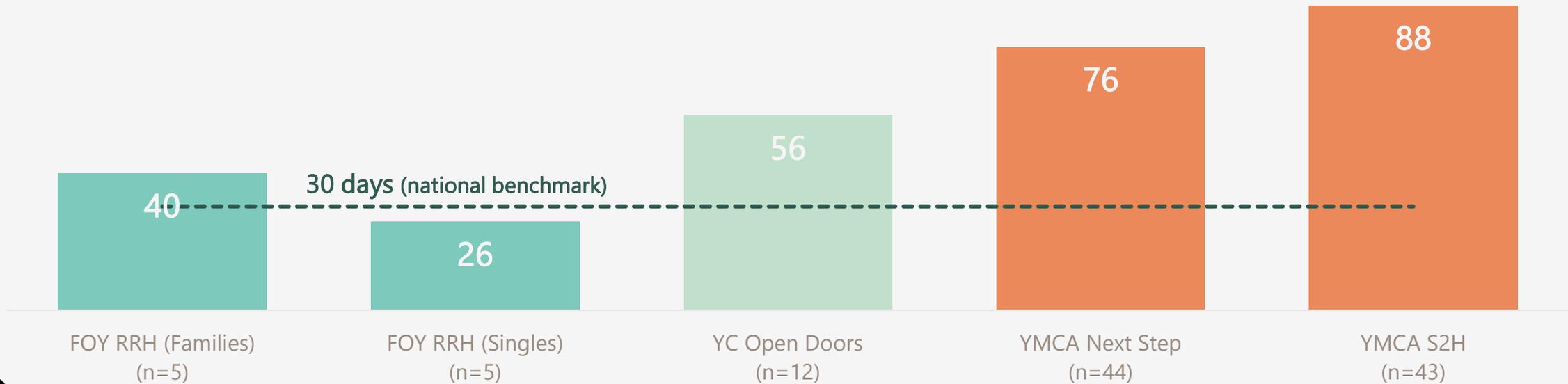
- **Length of time homeless**
 - Households served by the program should move into permanent housing in an average of 30 days or less.
 - *Measures time between program enrollment and move-in to housing. Does not measure any time homeless before program enrollment.*
- **Permanent housing success rates**
 - At least 80 percent of households that exit a rapid re-housing program should exit to permanent housing.
 - *Includes households that find housing as part of the RRH program and move-in, as well as households that exit without successfully finding housing as part of the RRH program*
- **Returns to homelessness**
 - At least 85 percent of households that exit a rapid re-housing program to permanent housing should not become homeless again within a year.
 - *Based on data availability, this review looked at which clients returned to a program in King County HMIS within one year.*



LENGTH OF TIME HOMELESS

FOY RRH (Singles) program is the only program meeting the goal of fewer than 30 days between program enrollment to moving into housing.

- *FOY program design is to exit clients who do not find housing within 30 days.*

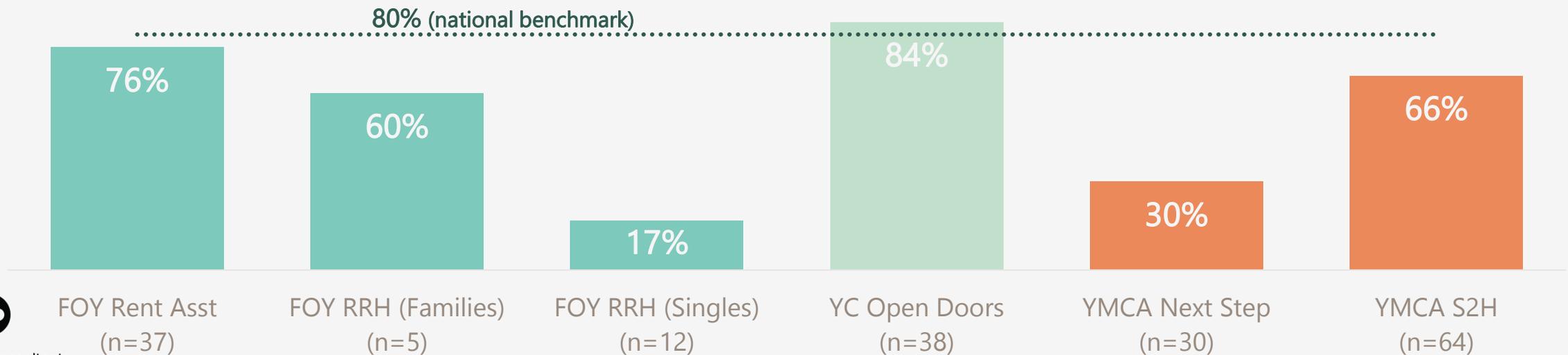


** Data not available for FOY Rental Assistance program or majority of YC Open Doors clients for this benchmark. Enrollment date was not collected separately from move-in date.*

PERMANENT HOUSING SUCCESS RATES

There is significant variation in the percentage of clients exiting to permanent housing. Across all programs, 62% of clients exit to permanent destinations.

- *FOY Rental Assistance and YC Open Doors did not collect information about clients who did not move-in to housing. These numbers reflect success rates only for clients who moved-in to housing in the program.*
- *For all other programs, these success rates include clients who did not move-in to housing.*

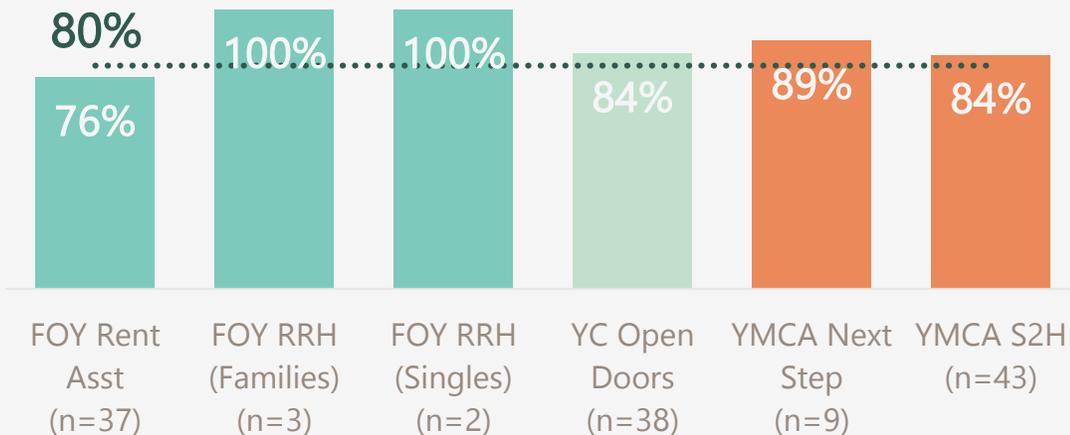


PERMANENT HOUSING SUCCESS RATES

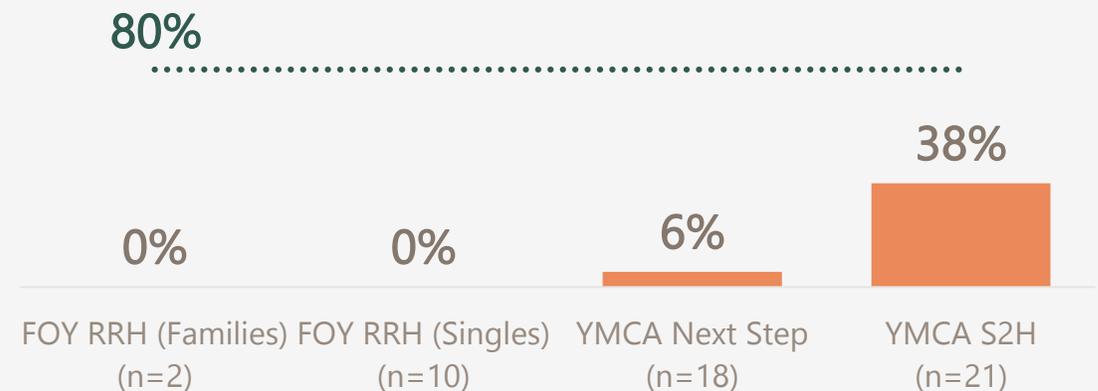
Those clients who move in to housing through a RRH program are likely to exit the program to a permanent destination (81%).

- *Clients who exit the program without moving in to housing are very unlikely to exit to a permanent destination (17%). Many are exiting to unknown destinations.*

Clients who move in to housing in RRH program



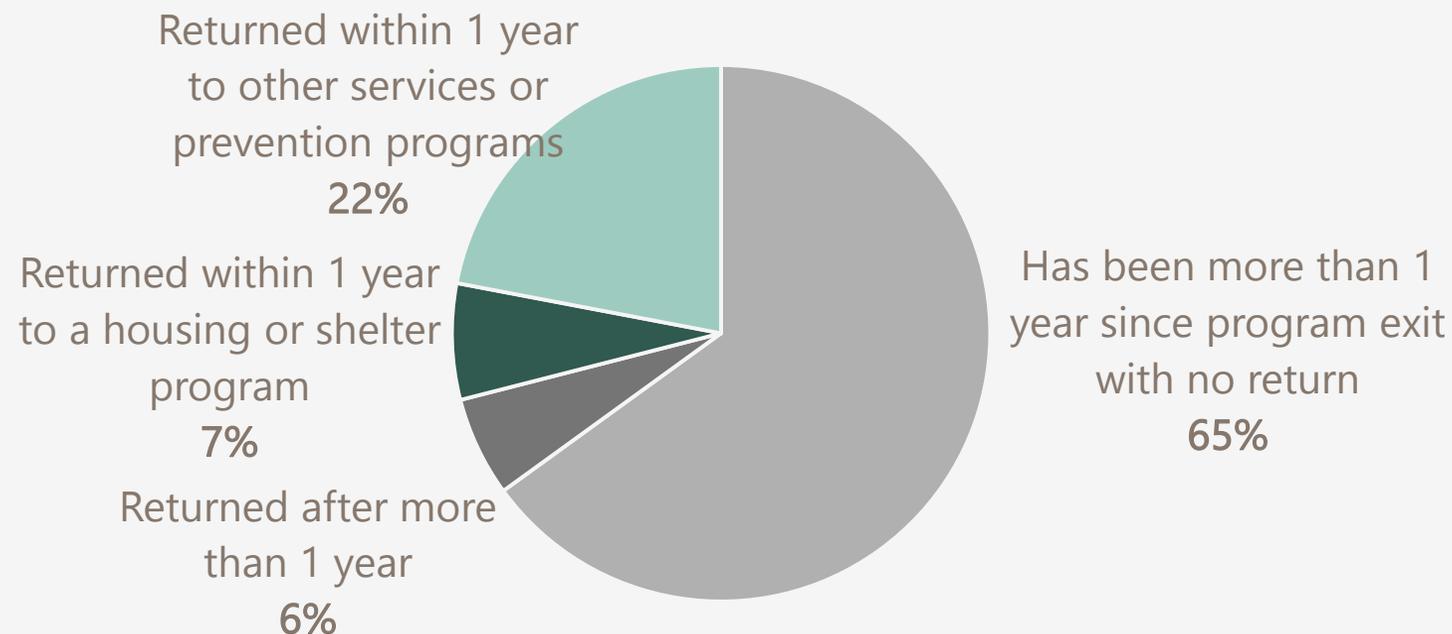
Clients who exited without moving in to housing in RRH program



RETURNS TO HOMELESSNESS

Of those who exited to a permanent destination prior to March 2015 (n=100), only 7% return to a housing or shelter program within one year.

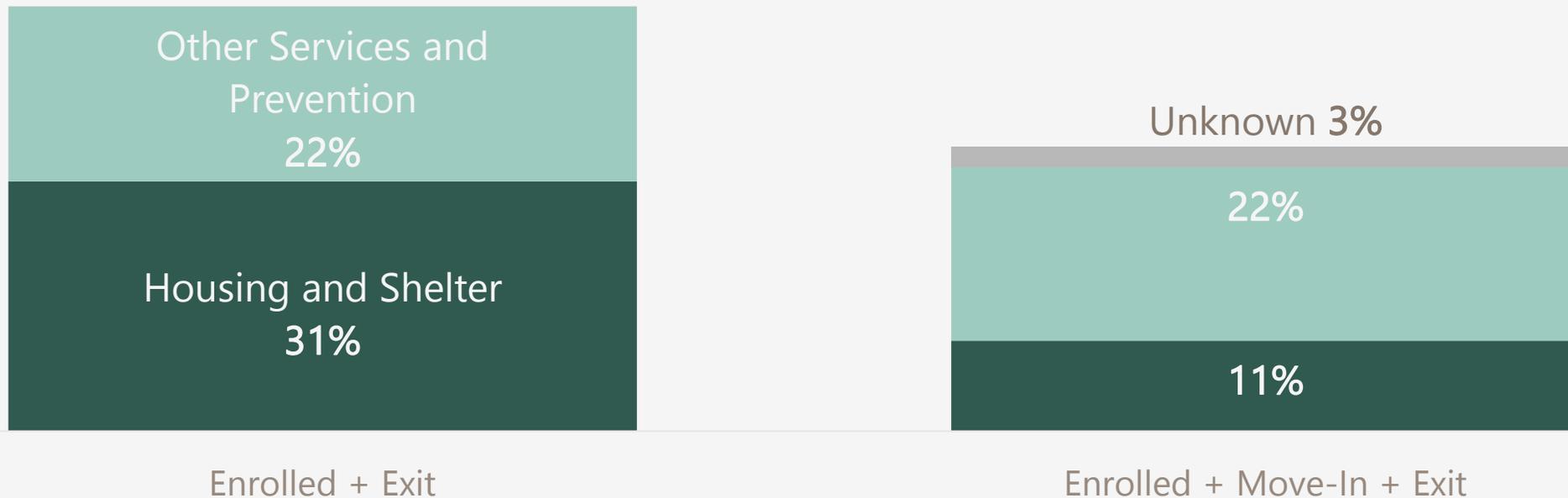
- An additional 22% returned to *other types of services or prevention*, but their housing status at entry to the return program is not available in this dataset. The lack of housing status makes it difficult to know if the client was experiencing homelessness again.



RETURNS TO HOMELESSNESS

Clients who exit without moving in to housing return to housing and shelter programs at a greater rate than those who exit the RRH after moving in to housing.

- Clients return to *other services and prevention programs* at the same rate.



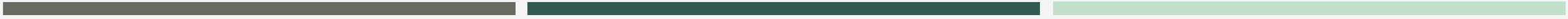
BENCHMARK COMPARISON

KEY FINDINGS



- It takes over a month for most participants to find housing. Only one program meets the goal of fewer than 30 days between program enrollment to moving into housing.
- The majority of young adult RRH clients (62%) exit to permanent housing destinations, including both those who move-in to housing in the RRH program and those who do not.
 - There is significant variation in the percentage of clients in each housing program who exit RRH to permanent housing destinations (17% - 84%).
 - Those clients who move in to housing through a RRH program are much more likely to exit the program to a permanent destination (81%), than those who exit without moving in housing in the RRH program (17%).
- After exiting to a permanent destination, 29% of clients access programs in HMIS within one year.
 - Clients who exit without moving in to housing return to HMIS programs at a greater rate than those who exit the RRH after moving in to housing.





PROGRAM OUTCOMES



MONTHS IN HOUSING

Of those clients who have exited a RRH program, 60% were in housing in the program a year or less.

- *Despite program models designed with lengths of stay up to 2 years, clients averaged 14 months in the YMCA programs.*
- *Clients may or may not stay in this same housing after program exit. This length of time reflects only the time in housing while enrolled in the RRH program.*

Programs	n	Average months in housing in RRH program	Maximum length any client stayed in stayed in housing in RRH program
FOY Rental Assistance	37	8	14
FOY RRH (Families)	3	5	6
FOY RRH (Singles)	2	6	6
YC Open Doors	38	12	28
YMCA Next Step	9	10	19
YMCA S2H	43	15	24

INTAKE INCOME & DAYS TO MOVE-IN

Clients with lower income take, on average, longer to **move-in to housing**.

- *It is an average of 83 days (almost 3 months) for a client with no intake income to move-in to housing after enrollment.*
- *It takes approximately 2 months (62 days) for a client with over \$1000 of intake income to move-in to housing.*



INTAKE INCOME & PERMANENT EXIT DESTINATION

Of clients who move in to housing, those with higher intake income levels are more likely to **exit to permanent destinations**.

- *Of clients who are making over \$500 per month at intake, 89% exit to a permanent destination.*
- *Of clients who enroll with no income, 61% exit to a permanent destination.*



MONTHS IN HOUSING & PERMANENT DESTINATION EXIT

A longer length of time in housing is correlated with **more exits** to permanent destinations.

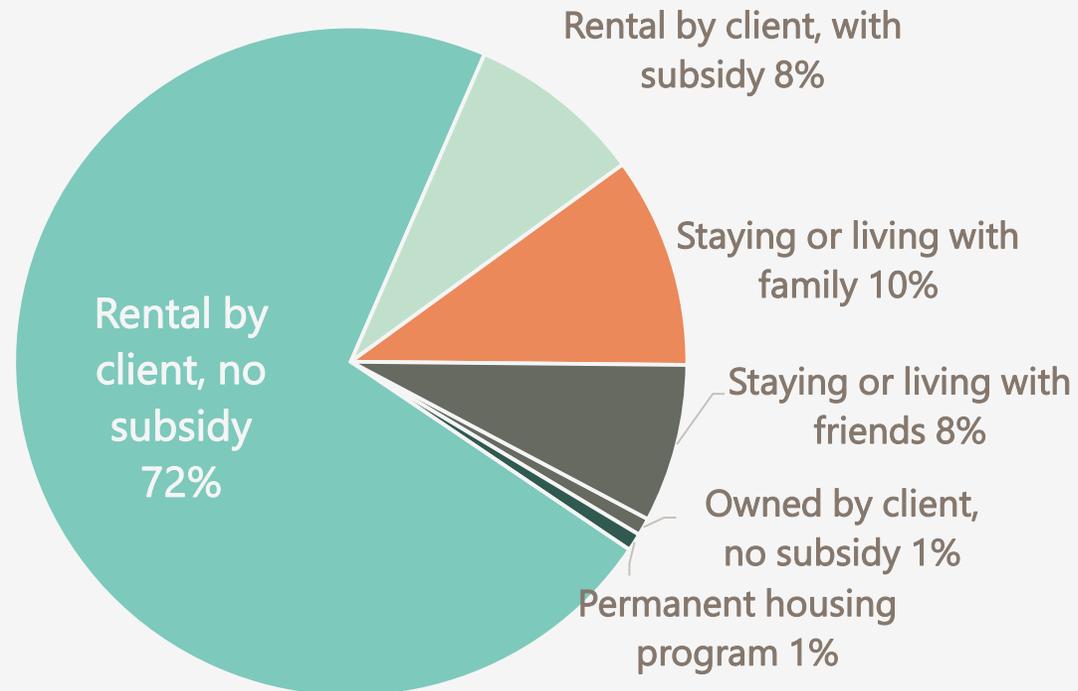
- *Of those who stayed 19-24 months in a RRH program, 93% exited to a permanent destination.*
- *Approximately three-quarters of those who stayed less than 6 months exited to a permanent destination.*



PERMANENT EXIT DESTINATIONS

Young adults exiting to permanent destinations are primarily continuing to **rent on their own**.

- *72% who exit to permanent destinations are continuing in a rental with no subsidy.*
- *18% are living with family or friends in a permanent situation.*



PROGRAM OUTCOMES KEY FINDINGS



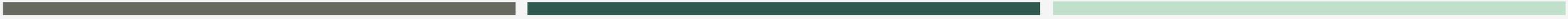
Exits to permanent destinations

- The majority of young adults exit to permanent destinations.
- Greater income at intake is correlated with exits to permanent destinations.
- A longer length of time in housing is correlated with more exits to permanent destinations.
- Prior living situation does not appear to be correlated with successful exit.
- Those exiting to permanent destinations are primarily continuing to rent on their own.

Likelihood to move-in to housing in RRH program

- The majority of young adults from all known living situations move-in to housing.
- Those with more income at intake are more likely to move-in to housing.





CONCLUSIONS



SUCCESSSES



RRH can be a successful housing option for young adults. Across different program models and with varied client characteristics, 62% of young adults in RRH successfully exit to a permanent destination.

- While it **may take longer for young adults** coming from shelter or literal homelessness than the national benchmark, or without income, to find housing, most are able to be successful in RRH after finding housing.
- For those clients who move-in to housing through a RRH program, **82% successfully exit the program to a permanent destination**. Only 17% of those who do not move-in to housing exit to permanent destinations.
 - Many (72%) continue to rent on their own. (At this time, data do not exist to measure the length of time they remain in their own rental after program exit.)
- All programs are **tailoring services and move-in assistance based on client need**. Once in housing, clients appear to be able to succeed with a step-down rental model, even without much flexibility.
- Program staff report that while clients often change jobs while in RRH, a number of them are doing so to **increase income**. However, there is limited data on this aspect due to data quality and the way in which data is collected in HMIS.



CHALLENGES



Young adults may need more support and time to be successful in RRH programs than national benchmarks suggest, particularly when they enroll with no employment or income in a high-cost community.

- According to interviews with program staff, young adults often have **very little independent living experience** or knowledge of how to rent an apartment. Case managers need to provide a great deal of support at the beginning. This may be the first time the client has lived in their own or signed a lease.
- It is **hard to find affordable housing** within the City of Seattle. In all programs, most clients are finding housing in South King County.
- Some young adults may need **follow-up contact or emergency assistance** after they exit the RRH program. However, none of the programs have funding for this type of case management or service.
- At least **23% of young adults who enroll in RRH programs have not successfully moved-in to housing** through one of the studied program. At this time RRH programs exit these clients after a period of time, but there is no clear path forward for the client except for re-joining the coordinated entry placement pool. There is little information about this group at this time, particularly due to available data limitations.



PROGRAM RECOMMENDATIONS



Allow for program flexibility to provide support and services as necessary to young adults in RRH programs. Young adults may take longer to find housing and may need a rental subsidy for a longer length of time than national benchmarks indicate.

- Help **set expectations for clients up front** so that they are ready to engage when they enter the program and succeed in finding housing. Develop language and program materials to ensure they understand the program model and what they will need to do in order to be successful.
- Consider amount of **support necessary for young adults who enter RRH without employment or income**. These clients may take longer to find and move-in to housing, and need additional support to ensure a successful exit. Ensure balance of case manager load to allow for greater support of clients who are in need of it.
- Support clients in considering **alternative living arrangement** besides living alone in apartments. Almost one-quarter of program participants successfully exited to living with family or friends, as may be appropriate for this age group.
- Continue to **strengthen landlord relationships** and explore other strategies to enable access to housing for those with little or no income or other barriers to housing move-in.



PROPOSED EVALUATION FOR NEXT RRH



There continues to be further opportunity for evaluation of the RRH model for young adults.

Evaluation questions

- How do outcomes for young adults in RRH compare with similar young adults (comparable risk/vulnerability scores, demographics) who are in transitional housing or other housing options?
- Is there a group of young adults for whom RRH is the most effective intervention? Is there a sub-population for whom RRH does not work? Why?
- How do the costs for RRH compare with other housing programs?
- Should the RRH model be adapted to best serve young adults? If so, how should it be adapted?

Program fidelity

- Define the program model and ensure it is implemented with fidelity to allow for comparison across providers and with other communities

