



# Rapid Re-Housing in Delaware:

*FY2017 Report*



HOUSING  
ALLIANCE  
DELAWARE

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## I. What is Rapid Re-Housing

Rapid Re-Housing (RRH) help individuals and families experiencing homelessness get back into permanent housing in the community as quickly as possible. Rapid Re-Housing programs provide three core services:

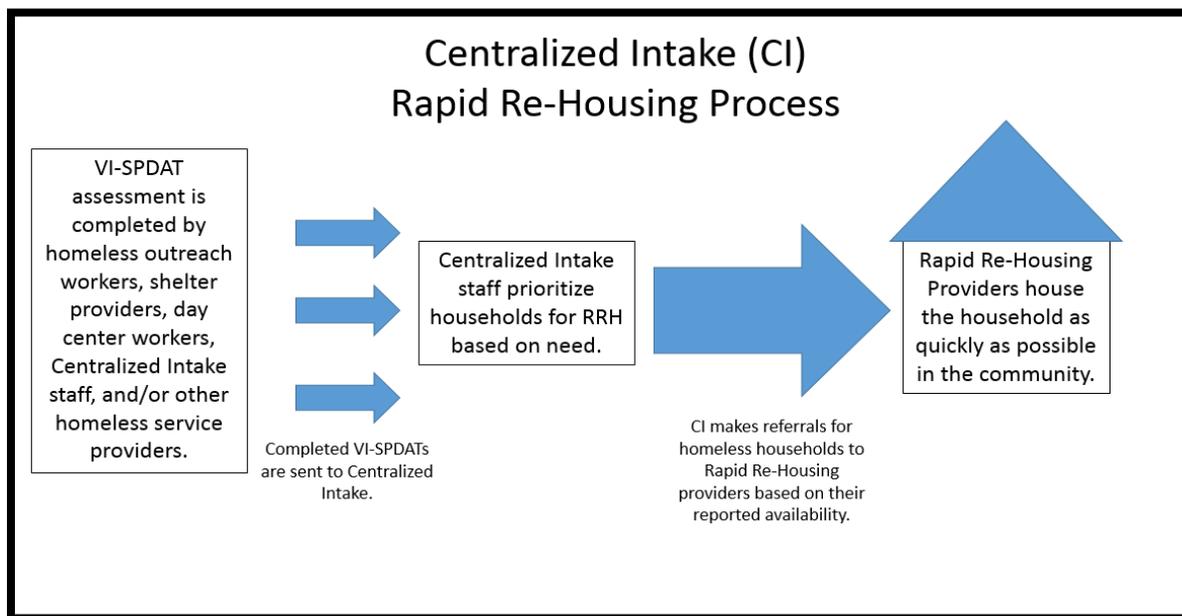
- 1) **FIND HOUSING:** RRH staff assist households with finding appropriate housing in the community. Services include preparing for landlord interviews, conducting a housing search, determining affordability, contacting and recruiting landlord, assistance with completing rental applications and identify roommates (if preferred), and helping with the move-in process.
- 2) **PAY FOR HOUSING:** RRH programs offer financial assistance to pay for security deposits, rental application fees, utility deposits, and rental assistance. Rental assistance is not intended to be permanent, rather it is provided as needed on a short-term basis while the household is working to increase their income and stabilize in housing.
- 3) **STAY IN HOUSING:** RRH services include case management tailored to meet the needs of the household. This includes helping the household identify and access supportive services and resources in the community, increase their income, negotiate lease issues with the landlord, learn their rights and responsibilities as a tenant, manage their monthly budget, and other services as needed to help the household stabilize in permanent housing. The case management services are housing-based, client-driven, voluntary, and flexible.



In Delaware people experiencing homelessness access RRH assistance through Centralized Intake, Delaware’s coordinated entry system. The VI-SPDAT (Vulnerability Index – Service Prioritization Decision Assistance Tool) is performed with the client/head of household by a service provider in the community (shelter staff, day center staff, outreach worker, etc.) The VI-SPDAT is sent to Centralized Intake. For more information about this tool, please visit the following site: <http://www.orgcode.com/product/vi-spdat/>.

Centralized Intake staff review the VI-SPDAT and other client information in CMIS (Community Management Information System). If the client appears to be an appropriate RRH client, the client will be added to the Rapid Re-housing priority list. The client’s priority on the RRH list is based on Delaware’s Rapid Re-Housing Standards. This order of priority includes household income, score on the VI-SPDAT (with high scores prioritized over lower scores), sheltered situation, and length of time homeless.

Providers of RRH in Delaware contact CI with their availability to serve more households. CI refers homeless households to RRH providers based on the household’s priority for assistance.



Outcomes have been largely positive where rapid re-housing programs have been implemented and measured. A breadth of information about RRH models and outcomes can be found online, including on The National Alliance to End Homelessness website:

<http://www.endhomelessness.org/pages/rapid-re-housing>.

In July 2015 the US Department of Housing and Urban Development’s Office of Policy Development and Research released the “Family Options Study,” which compares outcomes for homeless families assisted with housing choice vouchers, rapid re-housing, and transitional housing.

The full report can be found here:

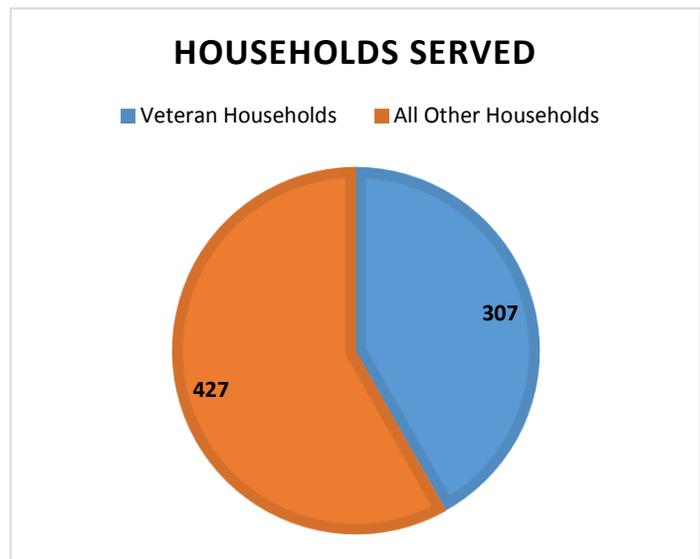
[http://www.huduser.gov/portal/portal/sites/default/files/pdf/FamilyOptionsStudy\\_final.pdf](http://www.huduser.gov/portal/portal/sites/default/files/pdf/FamilyOptionsStudy_final.pdf)

## II. RRH Performance Outcomes in Delaware

Five agencies in Delaware provide Rapid Re-Housing assistance to households experiencing homelessness and are included in the performance data: YWCA Delaware, Family Promise of Northern New Castle County, Ministry of Caring, Catholic Charities, Connections Community Support Programs, and the Veterans Multiservice Center. The data is from the Community Management Information System (CMIS) for July 1, 2016 – June 30, 2017<sup>1</sup>.

### A. Households Served

In FY2017 734 homeless households were served by Rapid Re-Housing in Delaware (1,542 people including adults and children). Of the households served, 307 were veteran households. A household can be a single adult household, a couple without children, or a family with children.



### B. Length of Time

On average, households are served for a total of 18 weeks in Rapid Re-Housing.

The average length of time that it takes for a Rapid Re-Housing program to move an individual or family from homelessness to permanent housing in the community is 8 weeks.

<sup>1</sup> The data in this report includes RRH data from the Supportive Services for Veteran Families programs in Delaware, which is RRH assistance for homeless veterans and their families.

The average length of time that households are provided with financial assistance and case management support in their housing is 10 weeks.

### C. Exits to Permanent Housing

In FY2017, 78% of households that completed a Rapid Re-Housing program exited the program successfully in permanent housing (342 households).

9% of households exited the program to homelessness - either to the streets, emergency shelter, or transitional housing.

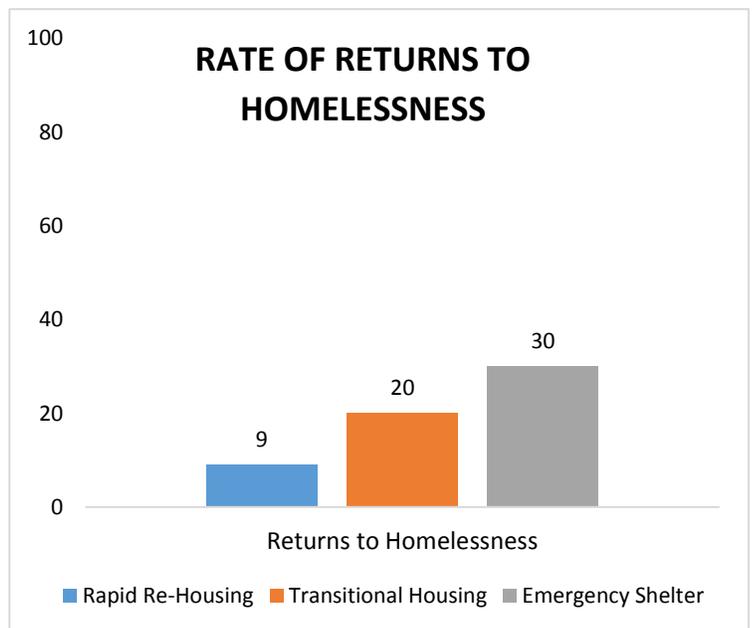
13% of households exited to an “Other” destination – which includes moving in with friends or family, entering an institution (behavioral health facility, prison, hospital, etc.), or an unknown destination.

### D. Returns to Homelessness

From FY15 – FY17, 9% of households that successfully exited a Rapid Re-Housing to permanent housing returned to homelessness within 2 years – either to emergency shelter or transitional housing.

20% of households that exited transitional housing to permanent housing returned to homelessness within 2 years.

30% of households that exited emergency shelter to permanent housing, returned to homelessness within 2 years.



## E. Income and Benefits

RRH programs help households experiencing homelessness increase and retain income, and access mainstream benefits. Access to income and benefits are essential for housing stability.

75% of households that exited a Rapid Re-Housing programs from July 1, 2016 – June 30, 2017 had some form of cash income, whether through employment, social security, alimony, or other types of cash income. 41% of households receiving some form of non-cash benefits, and 91% were enrolled in health insurance. 15% of households increased their household income from program entry to program exit.

## F. The Cost of Rapid Re-Housing

There are a variety of public funding sources that support the work of RRH in Delaware. Many are federal funded from the U.S. Department of Housing and Urban Development (HUD) that is locally administered. The funds are used to support case management staff and provide direct financial assistance to households (rental assistance, for example). The chart below outlines the existing funding sources amounts during FY2017.

<b>RRH Funding in Delaware, FY2017</b>		
<b>Funding Source</b>	<b>Local Funder</b>	<b>Amount</b>
HUD Emergency Solutions Grant	City of Wilmington	\$65,000
HUD Emergency Solutions Grant	Delaware State Housing Authority	\$90,000
HUD Emergency Solutions Grant	New Castle County	\$86,700
HUD Continuum of Care	Delaware Continuum of Care	\$340,000
Housing Development Fund; State of Delaware	Delaware State Housing Authority	\$200,000
<b>General Population</b>		<b>TOTAL = \$781,700</b>
Dept. of Veteran Affairs	Connections CSP	\$210,000
Dept. of Veteran Affairs	Veteran Multiservice Center	\$103,681
<b>Veterans Only</b>		<b>TOTAL = \$313,681</b>

The best way to understand the cost effectiveness of a homeless assistance program is to understand the average cost per successful housing outcome. In other words, how much does it cost, on average, to resolve the household's homelessness?

The average cost per successful permanent housing outcome in Rapid Re-Housing among the general population was approximately **\$5,000 per household**. Among the veteran population, the cost was approximately **\$2,000 per household**. Considering the high cost of homelessness to our healthcare, education, social service, criminal justice, and shelter systems, Rapid Re-Housing is a cost effective intervention.

### III. Conclusions

Each year approximately 3,500 households – individuals and families - will experience homelessness in Delaware. They will sleep in emergency shelters, in transitional housing program for the homeless, or on the streets or other places not meant for human habitation. In FY17, only 20% of these households were able to access RRH assistance.

- **78%** of the households assisted with Rapid Re-Housing in FY17 were successfully stabilized in housing.
- **91%** of the households successfully housed through Rapid Re-Housing in Delaware will not return to homelessness.<sup>2</sup>

Rapid Re-Housing is a housing first and flexible program model that caters to the unique housing and services needs of each household, and provides a quick path from homelessness to housing. However, only 1 out of 5 homeless households in Delaware were provided with the option to be assisted with Rapid Re-Housing in FY2017.

Rapid Re-Housing has proven to be successful in our state, as well as in other communities throughout the country. As Delaware works to achieve an end to homelessness, we must invest in bringing this effective solution to scale throughout the state.

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<sup>2</sup> This data was pulled from CMIS for a 2-year period of time, from 2015 -2017.