



Rapid Re-Housing in Delaware:

FY 2018 Report

7/1/17 – 6/30/18



**HOUSING
ALLIANCE
DELAWARE**

Contents

- I. Key Terms**
- II. What is Rapid Re-Housing**
 - A. Find Housing
 - B. Pay For Housing
 - C. Stay in Housing
- III. Referral Process**
- IV. Rapid Re-Housing Performance Outcomes in Delaware**
 - A. Households Served
 - B. Average Length of Time in a RRH Program
 - C. Average Length of Time on the RRH Referral List
 - D. Exits to Permanent Housing
 - E. Returns to Homelessness
 - F. Income & Benefits
 - G. The Cost of Rapid Re-Housing
- V. Home4Good**
- VI. Conclusion**

I. Key Terms

- A. **Length of Time in Program:** Length of time in a RRH project from enrollment to exit from the program.
- B. **Length of Time on RRH Referral List:** Length of time on the RRH referral list, until enrollment into a RRH program.
- C. **Centralized Intake (CI):** CI is the process by which Delaware coordinates access to emergency shelter, rapid re-housing, and permanent supportive housing for households experiencing homelessness in Delaware.
- D. **Community Management Information System (CMIS):** CMIS is the centralized database of the Delaware Continuum of Care, where HUD designated performance metrics are measured, tracked and evaluated.
- E. **Continuum of Care:** A system that guides and tracks patients over time through a comprehensive array of health services spanning all levels and intensity of care. The Continuum of Care covers the delivery of healthcare over a period of time, and may refer to care provided from birth to end of life. Healthcare services are provided for all levels and stages of care.
- F. **Exit/Exited:** When an individual leaves a RRH program after program completion.
 - i. **Successful Exit:** An individual who exits a RRH program into permanent housing.
 - ii. **Unsuccessful Exit:** An individual who exits a RRH program and returns to homelessness.
- G. **Household:** All the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.
- H. **RRH Project:** Any project that serves to assist households find, pay for and stay in housing.
- I. **Served:** A household that is receiving services from a RRH program.

II. What is Rapid Re-Housing

Rapid Re-Housing (RRH) helps 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:

- A. 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 landlords, assisting with completing rental applications, identifying roommates (if preferred), and helping with the move-in process.
- B. 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.
- C. Stay:** 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 their 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. Case management services are housing-based, client-driven, voluntary, and flexible.



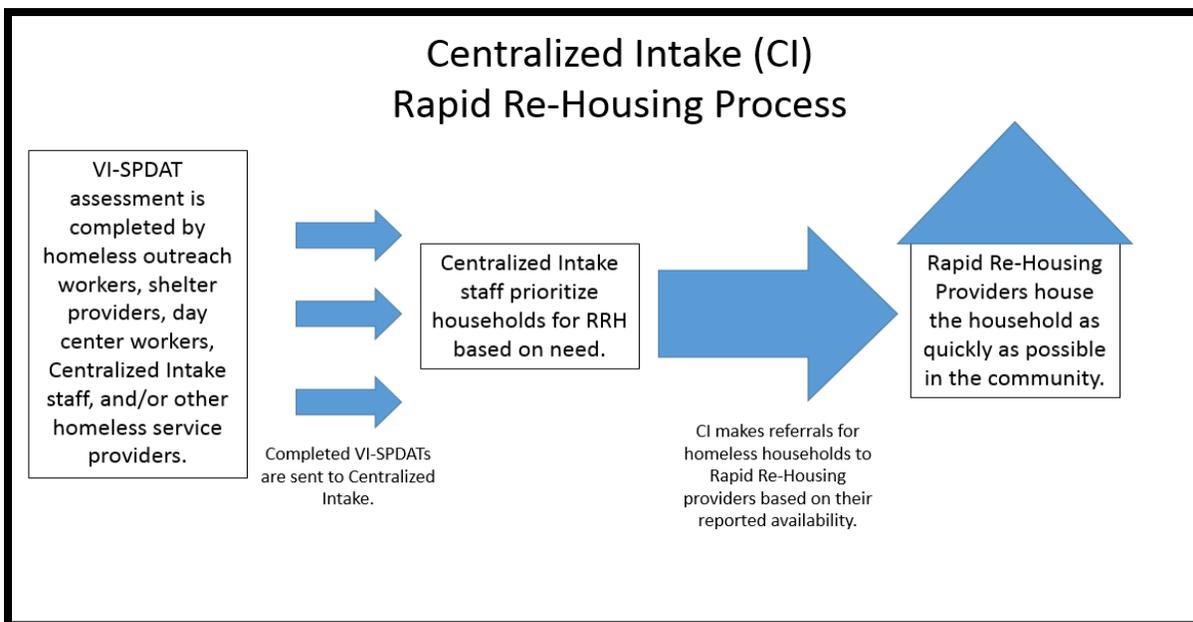
III. Referral Process

In Delaware people experiencing homelessness access RRH assistance through Centralized Intake (CI), Delaware’s coordinated entry system for shelter referral. 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/vispdatt/>

Centralized Intake staff review the VI-SPDAT and other client information in Community Management Information System (CMIS) database. If the client appears to be an appropriate RRH client, the client will be placed on 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 unsheltered and repeat shelter stayers, score on the VI-SPDAT (with high scores prioritized over lower scores), sheltered situation, and length of time homeless.

RRH providers 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

IV. RRH Performance Outcomes in Delaware

The agencies in Delaware providing Rapid Re-Housing assistance 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, 2017 – June 30, 2018.

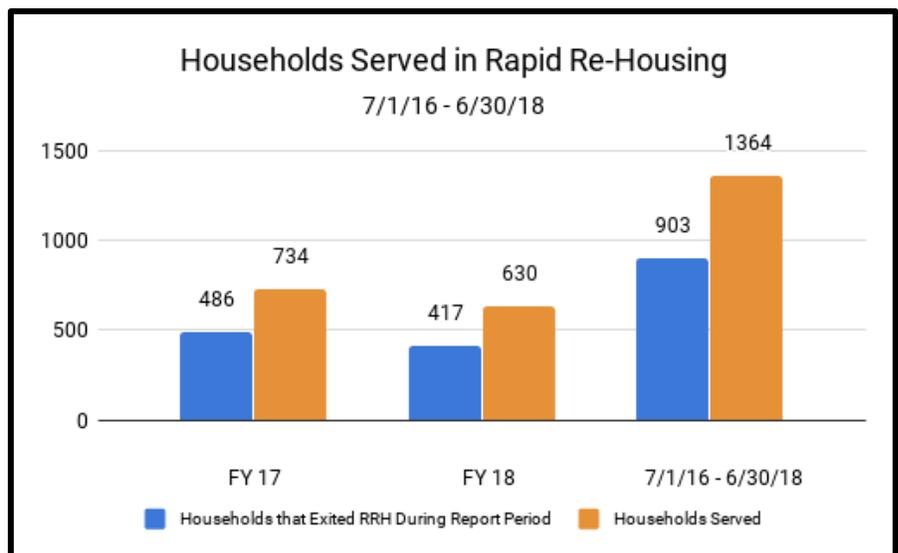
A. Households Served

In FY 2018, 630 households comprising 1210 people were served by a Rapid Re-Housing program in Delaware. As of June 30, 2018, 417 households (66.2 % of all households) had exited the FY 2018 program. A household can be a single adult household, a couple without children, or a family with children.

From July 1, 2017 – June 30, 2018, 266 households were referred to RRH by Centralized Intake for services and housing.

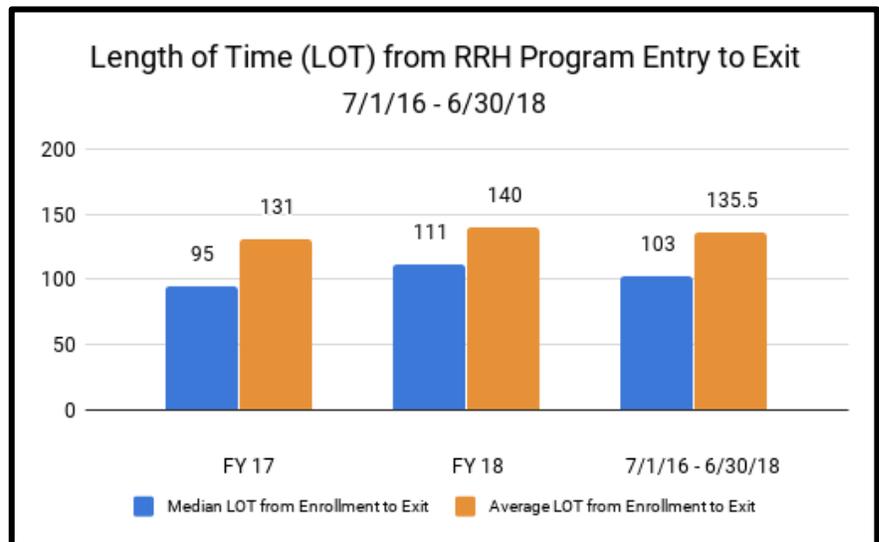
There are 33 individual RRH projects being administered by Delaware’s six Rapid Re-Housing agencies.

The number of households served decreased in 2018 by 134 households, from 734 in FY 2017, to 630 in FY 2018. The number of households served is subject to limited case manager capacity to serve more clients and is dependent upon RRH provider space availability. Once a provider notifies CI staff that a space is available, a referral is made to the program as soon as possible



B. Average Length of Time in a RRH Program

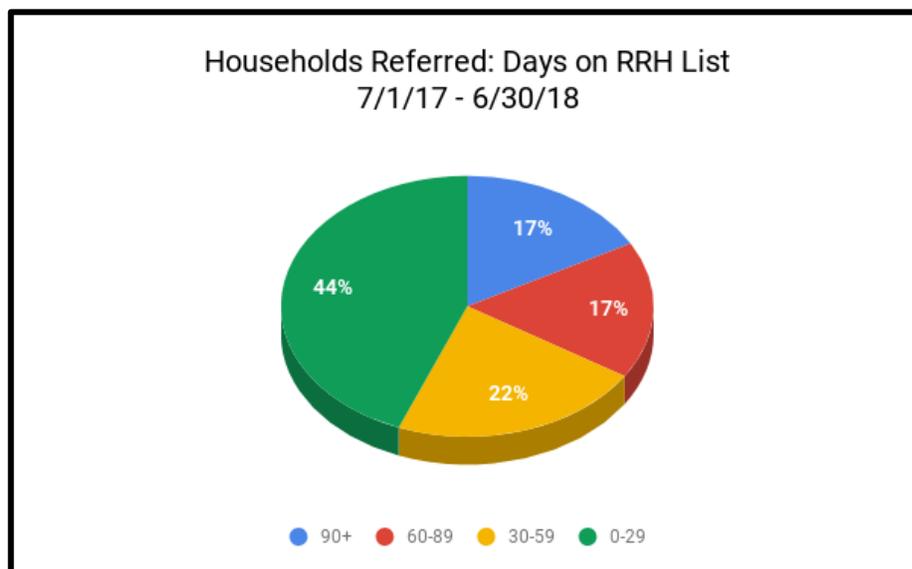
The average length of time from RRH program enrollment to program exit is 140 days, or approximately 20 weeks. The median stay is 111 days. This indicates that many households have a shorter length of stay, than 20 weeks. However, some households may need services and/or financial assistance for longer periods of time before stabilizing in 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 approximately 7 weeks.

C. Average Length of Time on the RRH Referral List

In FY18 the average length of time referred individuals and families spent on the RRH priority list was 46 days. The median was 35 days. This is the period between referral and program enrollment. 44% occurred within 30 days of being placed on the list. In FY18 the average length of time spent on the waiting list for those that have not been referred is 131 days.



D. Exits to Permanent Housing

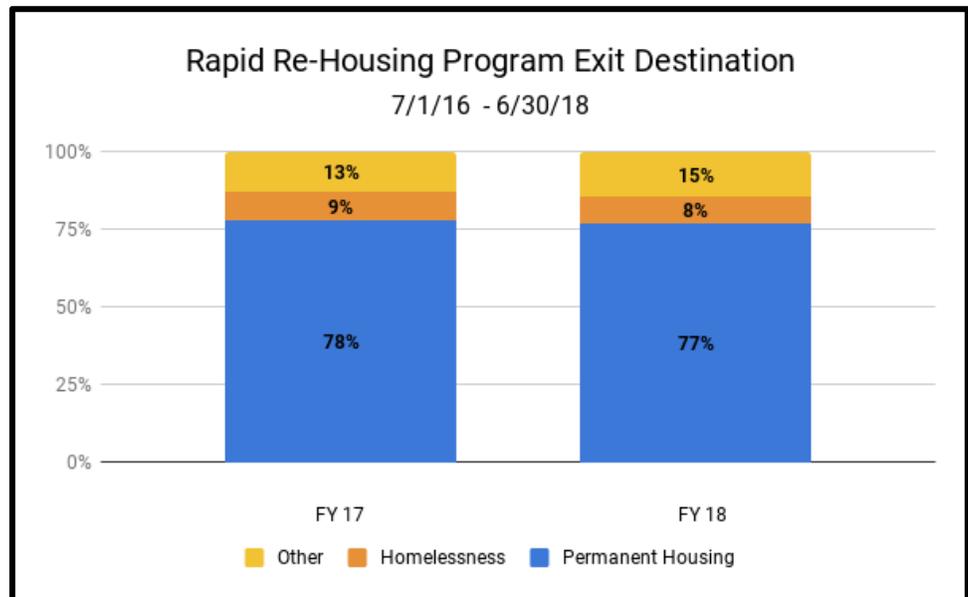
The goal of any RRH program is to successfully move a homeless household into permanent housing, help the household stabilize in permanent housing, and exit the household in the program to permanent housing.

In FY 2018, 77.2% (322 households) of households exited the program successfully to permanent housing.

In FY 2018, 8.2% (34 households) of households exited a Rapid Re-Housing Program to homelessness.

The remaining 14.6% of households exited to an “Other” destination –

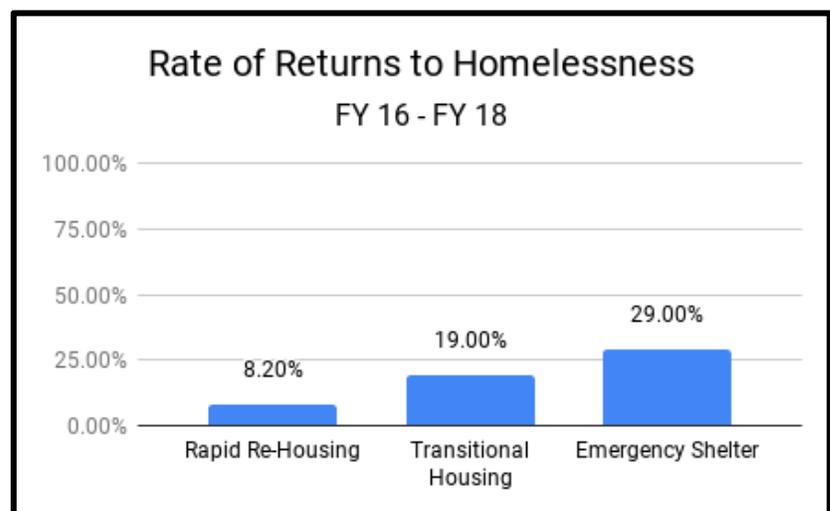
which includes moving in with friends or family, entering an institution (behavioral health facility, prison, hospital, etc.) or an unknown destination.



E. Returns to Homelessness

From FY 16 – FY 18, 8.2% (34 households) of households that exited a Rapid Re-Housing Program to permanent housing, returned to homelessness within two years.

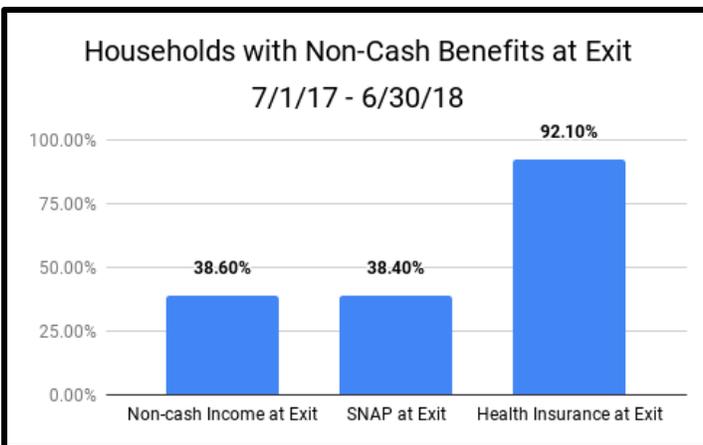
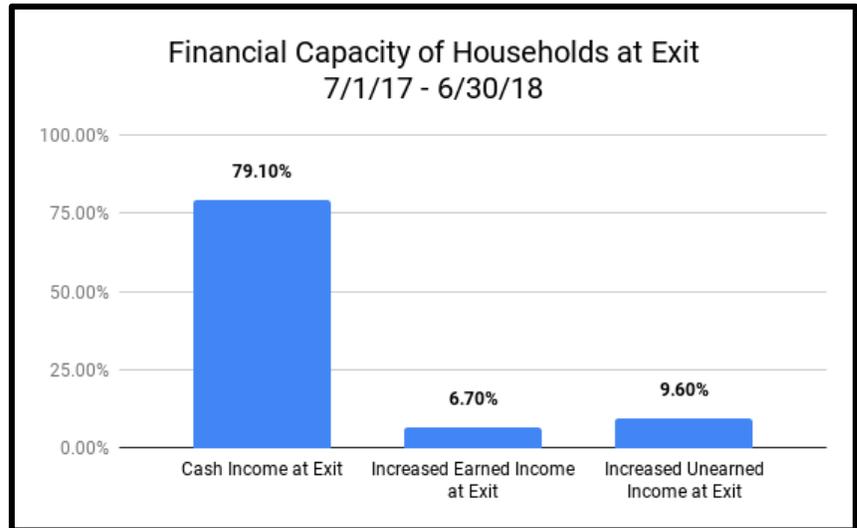
By comparison 19% of households that exited Transitional Housing Programs returned to homelessness and 29% of households that exited Emergency Shelter returned to homelessness.



F. Income & Benefits

RRH programs also assist their clients by increasing and retaining income, and accessing mainstream benefits. Generating income and accessing eligible benefits are essential components of housing stability.

In FY 2018, 79.1% (330 households) of households that exited a Rapid Re-Housing Program had some form of cash income, whether through employment, social security, alimony, or other types of cash income. Only 6.7% (28 households) of households were able to increase their earned income before exiting a Rapid Re-Housing Program.



In FY 2018, 38.6% (161 households) of households exiting a Rapid Re-Housing Program received some form of non-cash benefits upon exit. Only 9.6% (40 households) of all exiting households were able to increase their unearned income before exiting a Rapid Re-Housing Program. Upon exit, 92.1% (384 households) of households possessed health insurance and 36.4% (160 households) of households were enrolled in SNAP.

G. Government Cost of Rapid Re-Housing

There are a variety of public funding sources which support the work of RRH in Delaware. Many are federally funded from the U.S. Department of Housing and Urban Development (HUD). Grant Funds from HUD are administered at the local level. 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 FY2018.

RRH Government Funding in Delaware FY2018		
Funding Source	Local Administrator	Amount
HUD Emergency Solutions Grant	City of Wilmington	\$76,835
HUD Emergency Solutions Grant	Delaware State Housing Authority	\$80,672
HUD Emergency Solutions Grant	New Castle County	\$90,000
HUD Continuum of Care	Delaware Continuum of Care	\$371,217
Housing Development Fund	Delaware State Housing Authority	\$250,000
		Total = \$868,724

The average government cost per successful permanent housing outcome in Rapid Re-Housing was approximately \$2,697 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

V. Home4Good

In FY 2018 the Federal Home Loan Bank of Pittsburgh (FHL BP) will provide \$1.2 million dollars in grants to select Delaware nonprofits which support programs leading to stable housing for homeless Delawareans or those at risk of homelessness. The Delaware State Housing Authority has attached the award with their annual Emergency Solutions Grants and will establish 9 new Home4Good programs. Of the \$1.2 million, **\$500,000** is designated solely for Rapid Re-Housing programs.

This addition of \$500,000 for Rapid Re-Housing promises to expand program capacity and improve outcomes.

VI. Conclusion

Each year approximately 3,500 households – individuals and families - experience homelessness in Delaware. They sleep in emergency shelters, transitional housing programs, on the streets, in vehicles, or other places not meant for human habitation. In FY18, only 18% of these households were able to access RRH assistance. This is an unfortunate missed opportunity for to many, particularly when considering the overwhelming success of the Rapid Re-Housing model.

- **77.2%** of the households assisted with Rapid Re-Housing in FY18 were successfully stabilized in housing.
- **91.8%** of the households successfully housed through Rapid Re-Housing in Delaware will not return to homelessness.

Rapid Re-Housing is a housing first and flexible program model that caters to the unique housing and service needs of each household providing a quick path from homelessness to housing. Regrettably less than 1 out of 5 homeless households in Delaware were provided with the option to be assisted with Rapid Re-Housing in FY2018.

Rapid Re-Housing is a proven model of success in our state, and in communities throughout the country. As Delaware works to achieve an end to homelessness, we must invest in bringing this effective solution to scale statewide.