Rapid Re-Housing 101 for Providers and Community Leaders
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
“The area of rapid re-housing I would like to know more about is….”

“The challenge for our community in implementing rapid re-housing is...”
Rapid Re-Housing Overview
GOAL:
HEARTH Act – 30 days or less from homelessness into permanent housing

REALITY:
Housing location and placement process should begin as soon as person has been assessed and prevention and diversion have been eliminated
What does rapid re-housing mean?

**Rapid:** (Adj.) Moving, acting or occurring at a great speed

**Re-housing:** (Verb) Provide (someone) with new housing.

**Web definition of rapid re-housing:** Approach that focuses on moving individuals and families that are homeless into housing as quickly as possible
Why Rapid Re-Housing?
The Rational

**Housing First**: People experiencing homelessness deserve housing FIRST, without any preconditions.

**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.

**Crisis/Stress Biology**: The neurohormones released during stress drive people to unconsciously prioritize short term rewards; the prefrontal cortex, responsible for used in long term planning, is over-ridden.

Why Rapid Re-Housing?
The Results

- Reduced length of shelter stays frees up crisis beds for others in need
- Reduces the negative impacts of long-term homelessness
- Improves household outcomes
Things to Keep in Mind

- Households experiencing homelessness are not significantly different than other poor families

- Majority experience homelessness due to a financial or other crisis

- Prolonged exposure to homelessness has a significant negative impact on adults and children
Is rapid re-housing for everyone?

Theory of why you try rapid re-housing interventions with everyone:

• Hard to tell who will and who won’t be successful

• No assessment for client resiliency

• Not “one size fits all,” program flexibility

• Progressive Engagement
HOUSED PEOPLE ARE NOT HOMELESS

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.

**FIND FAST HOUSING IDENTIFICATION**
- Build relationships with landlords to have access to as many housing units as possible.
- Find and secure housing as quickly as possible after a person or family becomes homeless.
- Limit the time a family or individual spends homeless. Move people into housing within 30 days or less.

**HELP PAY RENT AND MOVE-IN ASSISTANCE**
- Pay for security deposits, move-in expenses...
- Length of assistance varies, but often 4 to 6 months.

**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.
How do we know rapid re-housing works?
Average Rate of Exits to Permanent Housing

Source: Data from 14 Continuums in seven states that prepared Evaluators for NAEH Performance Improvement Clinics in 2011-2012.
Average Cost Per Exit and Per PH Exit Families

- **Shelter**: $2,761
- **Transitional**: $3,089
- **Rapid Rehousing**: $10,656
- **Total PH Exit**: $22,214

Data from 14 Continuums in seven states that prepared Homeless System Evaluators for NAEH Performance Improvement Clinics in 2011-2012.
Family Options Study
All Exits
Cost per Family per Stay in Intervention

- **SUB (16 months)**: $18,821
- **CBRR (7 months)**: $6,578
- **PBTH (13 months)**: $32,557
- **ES (4 months)**: $16,829

The chart shows the average program cost per stay during the follow-up period, categorized by different programs and their respective durations. The cost is divided into Supportive Services and Housing or Shelter.
Average Cost Per Exit and Per PH Exit Singles

- Shelter: $1,285
- Transitional: $7,619
- Rapid Rehousing: $4,288

- Shelter: $8,283
- Transitional: $18,776
- Rapid Rehousing: $5,775
Persons exiting ES and TH were at least 4 times more likely to become homeless again than persons from RRH programs.

Persons with a history of homelessness 2.6 times more likely to become homeless again.

Persons temporarily housed after their program enrollment were 1.9 times more likely to return than those who were permanently housed.
Three years later, did rapid re-housing work in Connecticut?

October 2013

[Bar chart showing percentages for families and singles from 2010 to 2012]

National Alliance to End Homelessness
RRH Reduces Length of Stays
New London, CT

Impact of RRH on Shelter stays

Average Nightly Shelter Census

Source: New London Hospitality Center, 2012

Shelter Length of Stay
(for people with at least one night Oct. to Dec.)

Source: New London Hospitality Center, 2012
SSVF-GPD Comparison – 2014 Study

- **SSVF**
  - 1-Year: 11%
  - 18-Months: 12%

- **GPD**
  - 1-Year: 36%
  - 18-Months: 41%

Days Since Program Exit

Survival Proportion
Monthly Income at Program Entry Among Veterans Served, EXCLUDING VASH Exits, FY 2014
SSVF Veteran Participants with PH Destinations Avoiding Re-Entry into VA Homeless Programs FY 2013
Program Best Practice
The Core Components
Core Components of Rapid Re-Housing

- Housing Identification
- Rent and Move-In Assistance (Financial)
- Rapid Re-Housing Case Management and Services
How To: Barrier Assessment

Path to Housing Stability

Obtain Housing

Maintain Housing

Tenant Screening Barriers

Financial Crisis

Lease Compliance

National Alliance to End Homelessness

26
Core Components of Rapid Re-Housing

- Housing Identification:
  - Recruit landlords
  - Address potential barriers to landlord participation such as concern about short term nature of rental assistance and tenant qualifications
  - Assist households to find and secure appropriate rental housing.

- Rent and Move-In Assistance (Financial):

- Rapid Re-Housing Case Management and Services:

National Alliance to End Homelessness
Housing Identification: Best Practice

- Programs actively recruit and retain landlords and housing managers willing to rent to program participants who may otherwise fail to pass typical tenant screening criteria.

- Programs assist participants to secure housing that can be maintained after program exit.

- Programs assist participants to secure shared housing including, as requested, in negotiating landlord approval, shared rent, etc.

- Programs help households access units that are desirable—those that are in neighborhoods they want to live in, that have access to transportation, are close to employment, and that are safe.
Four Things Landlords Want

- Good Neighbor
- Long-term Renter
- On-Time Rent
- Property Care
Identification of all opportunities

- Be Bold and Realistic
- Shared Housing can be a Good Solution
Leave No Stone Unturned

Diversify Your Methods for Outreach to Landlords

- Direct Mail to Potential Landlords
- Host a Landlord Event
- Word of Mouth Referrals
- Attend Landlord Networking Meetings
- Cold Calls based on rental signs, publications and internet listings

National Alliance to End Homelessness
ACTIVITY
Landlord marketing and recruitment
Core Components of Rapid Re-Housing

- Provide assistance to cover move-in costs, deposits, and the rental and/or utility assistance (typically six months or less) necessary to allow individuals and families to move immediately out of homelessness and to stabilize in permanent housing.
Rent and Move-In Assistance Best Practice

- Programs are designed and implemented to provide the assistance necessary for households to **move immediately out of homelessness** and to stabilize in permanent housing.

- Program make efforts to provide households with the **minimum financial assistance necessary** to stabilize in personal housing so as to maximize the number of households able to be served.

- Financial assistance are **not a standard “package”** and must be flexible enough to adjust to households’ unique needs and resources, especially as participants’ financial circumstances or housing costs change.
Rent and Move-In Assistance

• Do not forget about consumer resiliency
• Remember, the subsidy is to pay for housing, not alleviate poverty
• Do not count on client receiving a permanent subsidy afterwards
• Progressive Engagement
Core Components of Rapid Re-Housing

- Housing Identification
  - Help households find permanent housing and negotiate lease

- Rent and Move-In Assistance (Financial)
  - Help resolve issues that impede access to housing
  - Provide time-limited services that help households stabilize in housing

- Rapid Re-Housing Case Management and Services
  - Be available to help resolve crises
  - Connect households to resources to help them achieve short and long-term goals
  - Services are client-directed and voluntary
Rapid Re-Housing Case Management and Services

- Programs actively engage participants in voluntary case management and service participation.

- Case plans address barriers to housing retention; The participant’s housing plan summarizes steps both the case manager and the participant will take to achieve the participant’s immediate and short-term goals.

- Rapid re-housing programs use a strengths-based approach to empower clients.

- Rapid re-housing programs reflect the short-term nature of the assistance, including helping a household build a support network outside of program and connect with community resources and service options that continue beyond program duration.
Tenant responsibilities
Living arrangements
Neighborhood familiarity
Benefits and employment
Healthy boundaries
Resourcefulness
Others?

<table>
<thead>
<tr>
<th>WHAT DOES MY LEASE SAY?</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAYING FOR MY APARTMENT</td>
</tr>
<tr>
<td>How much rent do I pay each month?</td>
</tr>
<tr>
<td>When is my rent due each month?</td>
</tr>
<tr>
<td>Where do I send my rent payment?</td>
</tr>
<tr>
<td>How much is the damage/security deposit?</td>
</tr>
<tr>
<td>If the rent is late, is there a late fee? How much is the late fee?</td>
</tr>
<tr>
<td>When does the landlord start charging a late fee?</td>
</tr>
<tr>
<td>If my check bounces, does that mean it's a late payment?</td>
</tr>
<tr>
<td>When does the landlord start eviction if the rent is not paid?</td>
</tr>
<tr>
<td>What utilities do I have to pay?</td>
</tr>
<tr>
<td>What else do I have to pay? (For example, extra charge for pets, garage, laundry, key deposit, service fee if my check bounces?)</td>
</tr>
</tbody>
</table>
Focus on client needs/client choice for housing stabilization

Services are:
1. Client driven and voluntary
2. Housing retention focused
3. Home based
4. Collaborative and network building

Key to Success = Client Engagement and Natural Supports
Voluntary Case Management Plans and Visits

- Client decides when visits occur (not how often)
- Identification of household strengths
- Client identified goals for how they plan to retain housing
Program Design
Staffing

**Housing Locator Role**

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

**Stabilization 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

---

*National Alliance to End Homelessness*
Program Outcomes and Data

1. Length of time it takes to re-house participants, from homeless episode (entry into shelter system) to exit to permanent housing.

2. Permanent Housing Exits – percent of households who remain in permanent housing at exit date from the rapid re-housing program.

3. Housing Stability – percent of households in permanent housing at exit who return to homelessness in 12 months of exit.

4. Efficiency – Program cost (including all program costs) per household served.
1. Services in a rapid re-housing program are voluntary. Rapid re-housing providers cannot require that program participants engage in services unless required to do so by their funding source.

2. Leases that program participants obtain are the same as leases that renters in the community obtain.
What Now?

Identify the one thing that you will do differently to focus your rapid re-housing efforts in the next week.
Summary

Rapid re-housing is not a program, it is a critical system intervention to end homelessness.

Housed people are not homeless.

The Core Components of Rapid Re-Housing help people:

- Find housing **fast**
- Pay for housing in the short term
- Stay in their housing
Remember

Rapid Re-Housing Does:

• Reduce the length of time people are homeless
• 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
Want to Dig Deeper?
Suggested RRH Sessions

1.08 Make It Work: Linking Rapid Re-Housing and Employment
2.02 Understanding the Core Components of Rapid Re-Housing
2.05 Successfully Housing Single Adults through Rapid Re-Housing
3.07 Find Housing Fast: Housing Identification for Rapid Re-Housing
4.08 Help Pay for Housing: One Size Does Not Fit All
M1.04 Ready to Convert Your Transitional Housing to Rapid Re-Housing?
M2.03 Creative Ways to Meet the Challenges of Rapid Re-Housing in High-Cost, Low-Vacancy Markets
M2.04 Is It Working? Evaluate Your Rapid Re-Housing Program
5.03 Become an Even Better Rapid Re-Housing Program
5.08 Help People Stay Housed: Rapid Re-Housing Case Management

National Alliance to End Homelessness
Questions

Kay Moshier McDivitt
202-550-5859
kmoshiermcddivitt@naeh.org

Cynthia Nagendra
202-942-8255
cnagendra@naeh.org

Anna Blasco
202-942-8298
ablasco@naeh.org

www.endhomelessness.org