



National Alliance to
END HOMELESSNESS

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RESEARCH AND EDUCATION • INFLUENCING FEDERAL POLICY • BUILDING LOCAL CAPACITY

Who is in the room?

- Current rapid re-housing providers
- Other providers (transitional housing, PSH, shelter, etc.)
- City, County government
- Other funders

National Alliance to End Homelessness

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.

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.

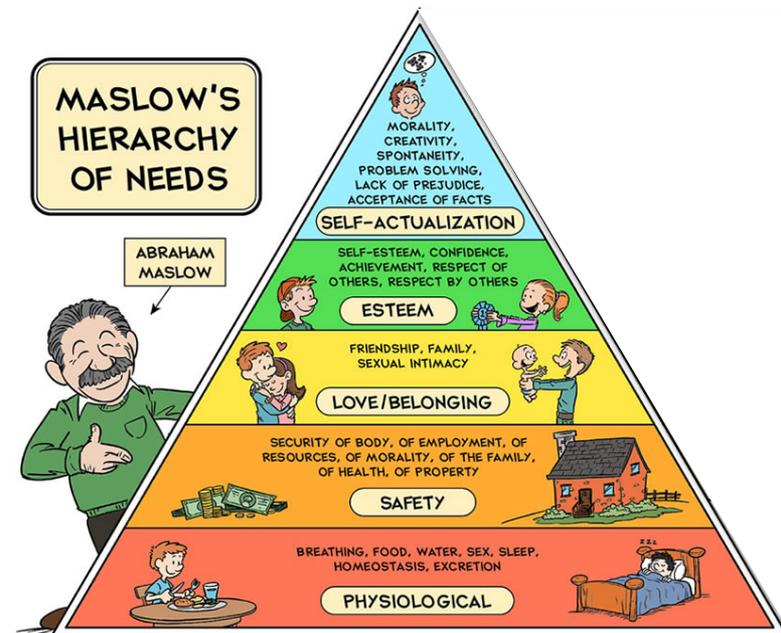
Why Rapid Re-Housing?

HEARTH Act

- **HEARTH Act Goal:** 30 days or less from homelessness into permanent housing
- **Reality:** Most not there. Housing location and placement process should begin immediately after assessment and prevention and diversion have been eliminated

Why Rapid Re-Housing?

- **Housing First:** People experiencing homelessness deserve housing first without preconditions.
- **Crisis/Stress Biology:** The neurohormones related during stress drive people to unconsciously prioritize short term rewards.
- **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.



Why Rapid Re-Housing?



Exited shelter 3.2 months faster than those referred to rapid re-housing but did not enroll



Incomes 10 percent higher than usual care



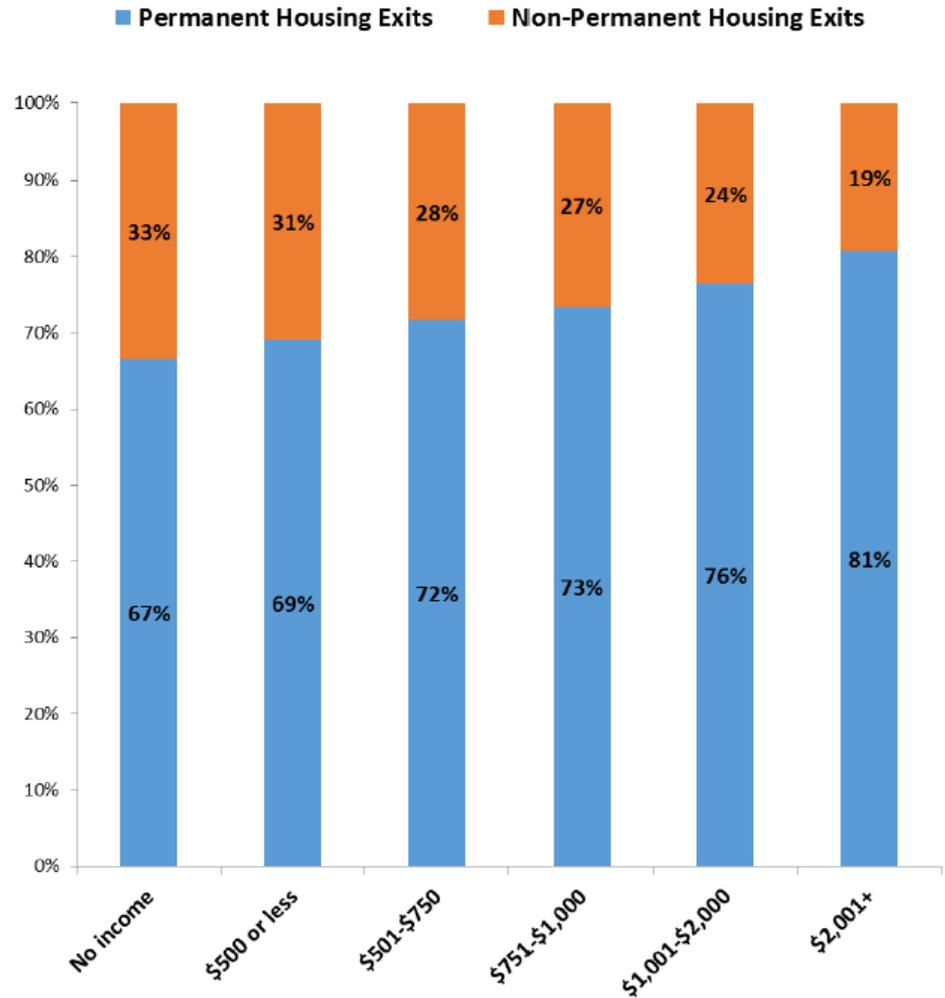
5 families rapidly re-housed with what it costs via transitional housing (6k per family vs. 32k)

[Source: Family Options Study](#)

Outcomes of SSVF

- Study includes over 42k formerly homeless veterans housed with SSVF
- Found rapid re-housing is effective with clients with no income
- 67% of clients with no income at entry exited to permanent housing

PH Success Rates by Monthly Income at Program Entry Among Veterans Served, Excluding VASH Exits, FY 2014³⁵

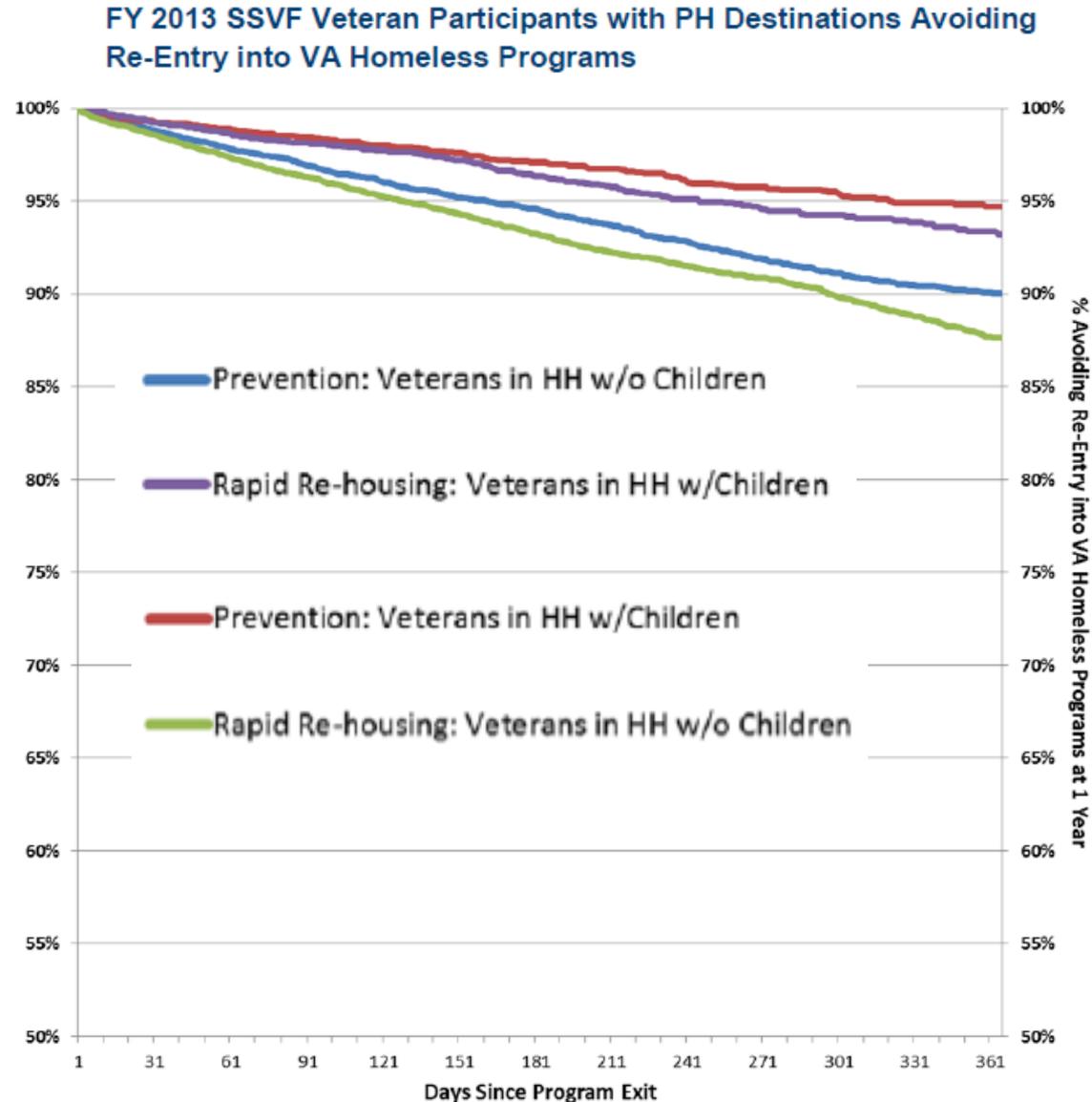


n= 42,498

Outcomes of SSVF

Percent still housed one year after exit from rapid re-housing:

- 94% of families
- 87% of single adults



Why rapid re-housing in rural areas?

- Allows people to stay in place and not drive hours to receive services
- Keeps people connected to their natural support systems
- In an environment of limited resources, rapid re-housing allows you to serve more people



Outcomes from WV Balance of State

- Rapid re-housing clients mainly unsheltered, chronically homeless
- \$1,624 - average cost of rapid re-housing per person
- 7 days - average time from intake to placement in permanent housing
- 3 months - average length of time in rapid re-housing



Core Components of Rapid Re-Housing

Rapid Re-Housing Performance Benchmarks and Program Standards

- 3 benchmarks
 - 30 days from enrollment in rapid re-housing to move into permanent housing
 - 80% of exits from rapid re-housing are to permanent housing
 - 85% of households do not become homeless again within a year
- 53 standards
 - 3 Core Components
 - Program Design and Philosophy

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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**.

Housing Identification Standards

- ❑ Actively recruit and retain landlords
- ❑ Find housing that participants can maintain
- ❑ Facilitate shared housing
- ❑ Help participants access desirable units



Four Things Landlords Want

What are the four things landlords want?

1. Good neighbors
 - No complaints, loud noise, police being called
2. Long-term renters
 - Turning over a unit is expensive
3. On-time rent
 - Landlords are running a business
4. Property care
 - Damage to a unit costs landlords money

How can rapid re-housing help?

- ✓ Case managers teach tenancy skills
- ✓ Home based case management means issues are identified early
- ✓ Vacancies filled quickly
- ✓ Help clients create a budget and help them secure benefits
- ✓ Case managers checking in with clients before rent is due

Landlord Recruitment and Outreach Strategies

- Word of mouth
- Landlord and Realtor networking meetings
- Host an event
- Cold calling for rent signs
- Others?
- Help from leaders



Landlord?
Property Manager?



You can help
end homelessness
in our community.



Rapid Re-Housing Housing Identification in Rural Communities

- Your agency's reputation and partners are a huge asset
 - Board members, postal workers, cops, volunteers, faith community
- When you only have a few landlords in a community, keeping them happy becomes critical
- Get creative with shared housing, home sharing



Find housing that participants can maintain
but/and
Help participants access desirable units

- Honest budget, now and future
- What's important about location
- How bad would another move be?

Questions?

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HELP PAY RENT AND MOVE-IN ASSISTANCE



Pay for security deposits, move-in expenses...

... and/or rent and utilities.

Length of assistance varies, but often **4 to 6 months**.

Financial Assistance Standards

- ❑ Provide assistance for participants to move immediately out of homelessness
- ❑ Provide the minimum necessary to maximize the number of households housed
- ❑ Not a standard “package” - must be flexible enough to adjust to participants’ unique needs and resources



Flexible Financial Assistance

Why?

- Cannot tell who will and will not be successful
- Adjust for crises such as job loss or illness
- People procrastinate

How?

- Evaluate continued assistance monthly
- Ask: without continued assistance, will this household become homeless?
- Case managers provide recommendation but supervisor makes final call about continued assistance
- Awesome administration support
- Use average cost per household to estimate costs



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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.



Rapid Re-Housing Case Management and Services Standards

- ❑ Voluntary - but proactive - case management
- ❑ Strengths-based approach to empower clients
- ❑ Help participants build a support network outside of program
- ❑ Case plans are:
 - ❑ Focused on housing retention
 - ❑ Short term
 - ❑ Summarize the steps both the case manager and the participant will take



Housing-Focused Services

Paying for my apartment	
How much rent do I pay each month?	
When is my rent due each month?	
Where do I send my rent payment?	
If the rent is late, is there a late fee? How much is the late fee?	
Rules for my apartment	
What are the rules about noise?	
What pets are allowed?	
Are there rules about housecleaning?	
Can the landlord enter my apartment?	

- Tenant responsibilities
- Living arrangements
- Healthy Boundaries
- Resourcefulness

Support Map for _____

Family

Name: _____
Contact Info: _____
Type of help: _____

Name: _____
Contact Info: _____
Type of help: _____

Name: _____
Contact Info: _____
Type of help: _____

Friends

Name: _____
Contact Info: _____
Type of help: _____

Name: _____
Contact Info: _____
Type of help: _____

Name: _____
Contact Info: _____
Type of help: _____

Strengths: _____

May need support with _____

Community Assistance Programs

Name: _____
Contact Info: _____
Type of help: _____

Name: _____
Contact Info: _____
Type of help: _____

Name: _____
Contact Info: _____
Type of help: _____

Other Community Resources

Name: _____
Contact Info: _____
Type of help: _____

Name: _____
Contact Info: _____
Type of help: _____

Name: _____
Contact Info: _____
Type of help: _____

Connection to Resources and Support



Rapid Re-Housing Case Management in Rural Communities

- Use technology
 - Electronic forms and data entry
 - Check in with clients via video chat, texting
- Cluster home visits
- Building partnerships and connections in each community takes time



Questions?

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