The Social Returns of Investing in Housing

Jamie Taylor
The Cloudburst Group
jamie.taylor@cloudburstgroup.com
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560,000 people are homeless

Of all people in homelessness:

17% chronic homelessness patterns
7% unaccompanied youth
20% suffer Serious Mental Illness
22% (125,000) Children under 18

Rental Assistance Works!

- Rental assistance allows families to reduce amount of income paid for housing from >50% to <30%\(^1\)

- Rental assistance successfully ends homelessness

- Rental assistance helps young children and their families move to better neighborhoods\(^2\)

- Rental assistance found to lower recidivism with only three months of housing assistance provided to offenders leaving prison\(^3\)


...and yet, most U.S. housing benefits go to high income households

High Income Households Get Four Times More Housing Benefits Than Low-Income Households

Federal housing expenditures per household

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Housing Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0-20,000</td>
<td>$1,471</td>
</tr>
<tr>
<td>$200,000 and over</td>
<td>$7,014</td>
</tr>
</tbody>
</table>

Source: Center on Budget and Policy Priorities - cbpp.org
Rental Assistance Investment Options

For communities:  
Educate and inform public about local housing policy, housing risk; innovative affordable housing options

For households struggling to pay rent:  
Implement and evaluate housing assistance models that expand rental assistance to a larger share of income-eligible households

For families experiencing homelessness:  
Expand research on Rapid Re-Housing; link behavioral economics, science-based employment innovations to RRH families
Ending family homelessness

**Housing First works for all households** in homelessness, not just disabled households

- Shelters more costly for families *and* society
- Transitional housing largely ineffective

Rapid Re-housing is the leading HUD policy for ending family homelessness

**Rapid Re-housing (RRH)** helps families quickly exit shelter as short-term rental assistance (usually for less than 6 months and up to 18 mos.)

RRH families exit homelessness faster, less cost (avg. $900/mo.)
**Serious Challenge:** Very small body of RRH research evidence. Policy makers need rigorous, science-based evidence to *quickly* move RRH innovation diffusion curve.
## Limited RRH Evidence

<table>
<thead>
<tr>
<th>Study</th>
<th>Time</th>
<th>Method</th>
<th>Findings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Philadelphia HPRP RRH Study</td>
<td>2009 - 2012</td>
<td>Case-control matching</td>
<td><strong>Return to Homelessness:</strong> 14% RRH households vs. 39% non-RRH households</td>
</tr>
<tr>
<td>State of Georgia PSM Study</td>
<td>2013</td>
<td>Case-control matching</td>
<td>RRH households 3.2 times less likely to return than similar households</td>
</tr>
<tr>
<td>SSVF Rapid Re-Housing Program</td>
<td>2012 - 2013</td>
<td>40,000 households received RRH</td>
<td>90% of SSVF families did not use VA homeless services in year after RRH</td>
</tr>
<tr>
<td>Family Options Study</td>
<td>2010 - 2012</td>
<td>RCT Family homelessness housing models: vouchers had greatest impact</td>
<td>77% RRH did not return</td>
</tr>
</tbody>
</table>

- **Cost of RRH less** than other interventions
- **RRH incomes 10% higher** than comparison families

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### Hierarchy of Scientific Evidence

- **Meta-Reviews**
- **Randomized Control Trials**
- **Observational: matching groups, cross-sectional**
- **Outcome reports, Case study reports, Descriptive analysis**
- **Anecdotal, Opinions**
RRH reduces the risk of return to homelessness

Matching analysis helps answer the counterfactual:

**What would have happened to RRH households if they had not received RRH?**

### Phoenix / Maricopa County: 2013

<table>
<thead>
<tr>
<th></th>
<th># HHs Return to Homeless</th>
<th>% HHs Return to Homeless</th>
<th>Singles</th>
<th>Families</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>539 RRH Households</strong></td>
<td>84</td>
<td>15.6%</td>
<td>66%</td>
<td>34%</td>
</tr>
<tr>
<td><strong>539 Non-RRH Households</strong></td>
<td>187</td>
<td>34.7%</td>
<td>70%</td>
<td>30%</td>
</tr>
</tbody>
</table>

In Phoenix you were 2.9 times more likely to return to shelter if you did not receive RRH compared to those that did.

### San Diego County: 2013

<table>
<thead>
<tr>
<th></th>
<th># HHs Return to Homeless</th>
<th>% HHs Return to Homeless</th>
<th>Singles</th>
<th>Families</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>514 RRH Households</strong></td>
<td>70</td>
<td>13.6%</td>
<td>69%</td>
<td>31%</td>
</tr>
<tr>
<td><strong>514 Non-RRH Households</strong></td>
<td>101</td>
<td>19.6%</td>
<td>74%</td>
<td>26%</td>
</tr>
</tbody>
</table>

In San Diego you were 1.6 times more likely to return to shelter if you did not receive RRH compared to those that did.
Rental Assistance RCT Evaluation

Coordinated Assessment
1000 Similar Families enter Homeless Service Systems

- Rapid Re-Housing Rental Assistance + Family Self-sufficiency Coaches (350 Families)
- Rapid Re-Housing Rental Assistance (350 Families)
- Usual Care (350 Families)

Evaluation Indicators:
- Length of Time Homeless
- Return to Homelessness
- Employment
- Income
- Health
- Criminal Justice
- Family Well-being
We can end family homelessness by 2020 - with proven tools and solid research.

Over 125,000 returns on investment!