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Short Term Rent Assistance Program

A unified system for short term and emergency housing assistance in Multnomah County

April 5th, 2012



What is STRA?



- Services
 - Short term and emergency housing assistance to end and prevent homelessness
 - Crisis “shelter” services in the form of motel vouchers
- Outcome goal is long term housing stability- housing retention after end of assistance
- Jointly funded by Multnomah County, Portland, Home Forward and Gresham
- System Administered by Home Forward
- Assistance delivered by 19 contracted agencies

Short Term Rent Assistance System Redesign 2006-2007



Challenges and Inefficiencies



- Six different funding sources
 - Federal, State and Local
- Four jurisdictions managing funding sources
 - Staffing at all four jurisdictions
 - Different eligibility requirements and funded activities
 - Varied data collection and reporting requirements
 - Different outcome measures

Opportunities



- 10 Year Plan to End Homelessness
 - Jurisdictions made improving system for short term rent assistance a goal of the 10 year plan
- Intergovernmental Agreement of Home Forward's PILOT
 - At expiration of IGA regarding distribution of Home Forward's Payment in Lieu of Taxes (PILOT), a new IGA was adopted requiring a community redesign process for delivery of short term rent assistance



Collaborative Redesign **home**forward

Jurisdictions, through community process, developed a model for a comprehensive system of administering, accessing, and delivering short-term housing assistance

Out of redesign, Home Forward issues RFP in 2007 targeting resources and selecting providers for five years.



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System Improvements

Strengths of the unified system

- Jurisdictions working together
- Focus on shared outcomes
- Improved system support and accountability
- Increased flexibility for providers
- Administrative ease for providers



System Improvements

Administrative Efficiency

Annual System Administration Costs	
Pre-STRA estimate	22%
2010-2011	10%
2011-2012 projection	9%



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System Improvements

System Infrastructure: Ability to use STRA infrastructure to deploy new resources for housing assistance rapidly

- ARRA: Homelessness Prevention and Rapid Re-housing Program
- Multnomah County: Winter Eviction Prevention
- City of Portland: Equity Initiative and Schools and Housing Stability Fund
- Home Forward: Action for Prosperity

STRA Today



Funding



Funds Administered through STRA System Infrastructure 2011-12	
Total	\$4.25 million
Multnomah County	\$1.46 million
City of Portland	\$1.44 million
Home Forward	\$1.30 million
City of Gresham (via PHB)	\$.04 million

Total includes STRA allocations, Winter Eviction Prevention, Action for Prosperity, and Schools and Housing Stability Fund

People and Households Served 2010-11

	People	Households
2008-09 Full Year Total	3,911	1,715
2009-10 Full Year Total	5,605	2,299
2010-11 Full Year Total	5,728	2,365
211 referrals for STRA eligible services 2010-11		8,239



Demographics 2010-11 **home**forward

People Served (includes households served with only emergency hotel vouchers):

<i>People Served (includes households served with only emergency hotel vouchers):</i>	
<i>Race</i>	
American Indian or Alaska Native	6%
Asian	2%
Black or African American	24%
Native Hawaiian or Other Pacific Islander	2%
Multi-Racial/Other	17%
White	47%
<i>Ethnicity</i>	
Hispanic	28%
Non Hispanic	72%



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Household Type

<i>Households Served by STRA (includes households served with only emergency hotel vouchers)</i>	
Families with children	54%
Adults only households/Unaccompanied youth	46%
Homeless at Entry in STRA	23%
Homelessness Prevention Assistance	77%
Senior Head of Household (55 or older)	15%

Assistance Provided: July 2006-Dec 2011



Total unduplicated households assisted	9,119
Households receiving eviction prevention or homeless placement assistance	6,480 (71%)
Households receiving only emergency hotel vouchers	2,639 (29%)

Assistance Provided: July 2006-Dec 2011



Average assistance for households receiving eviction prevention or homeless placement assistance	\$1,527
Average assistance for households receiving eviction prevention or homeless placement assistance (only 2010-11)	\$1,597
Average length of rent assistance provided	3 months

System Outcomes



“Destination” at Exit from STRA Assistance

(All adult exits- includes households served with only emergency hotel vouchers)

Permanent unsubsidized rental housing	67%
Permanent subsidized housing/program	10%
Transitional housing	1%
Temporary with family of friends	3%
Emergency Shelter	6%
Streets	1%
Other/Unknown	12%

Housing Retention



Short Term Rent Assistance Program: Post-Assistance Housing Retention Outcomes

	Permanent Placement			Eviction Prevention		
	3 months	6 months	12 months	3 months	6 months	12 months
2010-11	86%	78%	70%	88%	83%	74%

Two examples of the impact of STRA

Challenges and Opportunities



Challenges

- Resource Climate
- Need relative to capacity
- HEARTH act implementation

Opportunities

- New RFP for STRA issued by Home Forward
- 10 Year Plan Reset and HEARTH Act create opportunities for focused assessment, growth and integration
- Appetite to build on successful ventures in systems alignment