



Los Angeles Homeless Services Authority

a joint powers authority of the city & county of los angeles



HPRP Monthly Performance Report

November 2011



Program Overview: City of Los Angeles Homelessness Prevention and Rapid Re-housing Program

Program Overview:

The City of Los Angeles' **Homeless Prevention (HP)** program falls mainly under the purview of the Legal Aid Foundation of Los Angeles (LAFLA). 40% of program funds are budgeted towards Homelessness Prevention (HP). This component is operated by a collaborative of 3 legal services agencies, known as the Los Angeles City Homeless Prevention Program (LACHPP). LACHPP provides rental assistance and case management to persons at risk of homelessness who have received an eviction notice. All three agencies have their own case managers and/or have subcontracted to other non-profits for case management services. Clients access the program by calling the eviction defense hotline operated by the Los Angeles Legal Aid Foundation by going to the legal services offices, and by referral. Priority is given to persons living in subsidized or rent stabilized housing, persons living on fixed incomes, persons with disabilities, persons 62 years of age or older, and households with a high rent burden or history of homelessness.

LACHPP has been highlighted as an innovative best practice at several conferences including the National Alliance to End Homelessness (NAEH) in Washington DC, and the National Law Center on Homelessness and Poverty conference. The City's HPRP prevention component was also profiled in the National Law Center on Homelessness & Poverty's publication entitled, "How HUD Can Improve the Homelessness Prevention and Rapid Re-Housing Program."

The City of LA chose to direct prevention services through a legal partner because a renter facing eviction, having received a 3-day notice or unlawful detainer, has evidence showing the risk of falling into homelessness. In some cases, Regional Coordinating Agencies (RCAs) were able to assist clients by preventing them from entering the legal system prior to eviction.

Nationally, HPRP providers tended to weight their assistance toward prevention. HPRP providers assumed that the program design and capacity needed to implement RRH created greater challenges at "start-up" than prevention services.¹ In contrast, the City of Los Angeles decided to weight assistance towards RRH because "homeless prevention" studies showed that "prevention" clients may not actually fall into homelessness.

Rapid Re-Housing (RRH) services provide financial assistance to clients who are "literally" homeless, with no alternative housing options, financial resources or support networks. The term homeless refers to a person sleeping in a place not meant for human habitation (e.g., living on the streets), in an emergency homeless shelter, or in a Safe Haven as defined by HUD. RRH provides location and case management services and financial assistance for clients to obtain and sustain housing. 60% of program funds are budgeted to Rapid Re-Housing.

¹ AHAR Report Chapter 6: Homelessness Prevention and Rapid Re-housing Program (HPRP) pgs. 57-59



Rapid Re-housing Providers	Prevention Providers
LA Family Housing Corp. (San Fernando Valley) 7843 Lankershim Blvd. – North Hollywood	Legal Aid Foundation of Los Angeles 1550 W. 8 th Street
Special Services for Groups (South LA) 5801 S. San Pedro Street	Neighborhood Legal Services 13327 Van Nuys Boulevard
Home At Last (South LA) 7911 S. Western Avenue	Inner City Law Center 1309 East Seventh Street
People Assisting the Homeless (Metro LA) 340 N. Madison Avenue	El Nido Family Centers (case management services) 13327 Van Nuys Blvd
St. Joseph’s Center (West LA/Venice) 404 Lincoln Boulevard	Lamp Community, Inc. (case management services) 526 S. San Pedro Street

PROGRAM GOAL: 4,000 HOUSEHOLDS SERVED:

For grant inception to date, 4,528 households² (9,170 persons) have received HPRP services. Of these totals, Homeless Prevention has served 1,681 households (4,125 persons). Rapid Re-housing has served 2,862 households (5,095 persons). In addition, 593 households (847 persons) were engaged through the vehicular outreach and/or the Hotel/Motel outreach teams. Of those, 165 households (320 persons) went on to receive HPRP services. 56% of adults entered HPRP from a homeless situation (19% from emergency shelters, 20% from transitional housing, and 17% from the streets). Of these 38% were single adults; 19% were families. 64% of all persons served are Black/African American. Additionally, Black/African American comprises 66% of unaccompanied households and 62% of families.

THE HPRP CLIENT—CLIENT DEMOGRAPHICS:

HOUSEHOLD TYPES SERVED:

Families/Single Adults:

Nationally, one-year estimates of shelter use show that while individual homelessness is decreasing, family homelessness is rapidly increasing.³ A report by the National Law Center on Homelessness and Poverty indicates that family homelessness is more sensitive to economic cycles than individual homelessness. Moreover, the burden of housing a family is more difficult than housing an individual as units with multiple bedrooms are harder to find and the cost for each additional bedroom grows exponentially in comparison to the cost of a single unit. But, HPRP is helping to change that trend. For the City of LA, as in the national trend, 65% of all households receiving financial assistance were families with children.⁴ 74% of all HP clients receiving financial assistance were families⁵. Of those HP families 41% of the clients are children under the age of 18. 57% of all RRH clients receiving financial assistance were families. Of those RRH families, 34% of the clients are children under the age of 18. The average age of the children in both HP and RRH is 8.5 years while small differences occurred between programs. The average age for HP was 9.0; the average age for RRH was 8.0. Families are typically eligible for greater

² A household, as defined by Homeless Management Information Services (HMIS), is a single individual or a group of persons who together apply for program services. There are some cases wherein a household may have been served by both homeless prevention and rapid re-housing services.

³ National Law Center on Homelessness and Poverty in collaboration with Columbia Legal Services, “Kids Not Buses: Housing vs. Transportation for Homeless Students,” September 2011

⁴ Op Cit. p. 57

⁵ A family is defined as an adult with children



financial and other social benefits than individuals, enabling them to find and sustain housing based upon the benefits received.

CLIENT FINANCIAL ASSISTANCE SNAPSHOT:

A total of 3,585 households (7,527 persons) **received HPRP financial assistance** such as rent, move-in assistance, utilities, and/or hotel/motel vouchers. 44% of households benefitted from Homeless Prevention (HP) financial assistance; 56% of households benefitted from Rapid Re-housing (RRH) financial assistance. This is in contrast with national data, wherein 77% of participants received HP assistance and 23% received RRH.

Figures 1a and 1b below show the number of households receiving financial assistance by type of assistance from grant to date. Within each program type, a household may have received more than one type of financial assistance. Under **HP (blue)**, rental assistance is greatest because HP pays the rental arrearages necessary to keep the client housed in his/her current unit. Under **RRH (red)**, security and utility deposits is greatest because RRH pays for the client to enter new housing, and in August and September security deposit was the only assistance for which RRH clients were eligible. These assistance types concur with national data showing that HP clients received assistance to stabilize their current living situations; while RRH clients received assistance to move from literal homelessness to housing.⁶

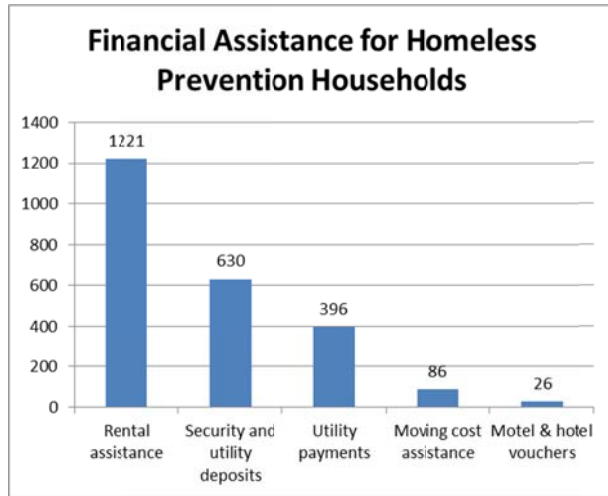


Figure 1a

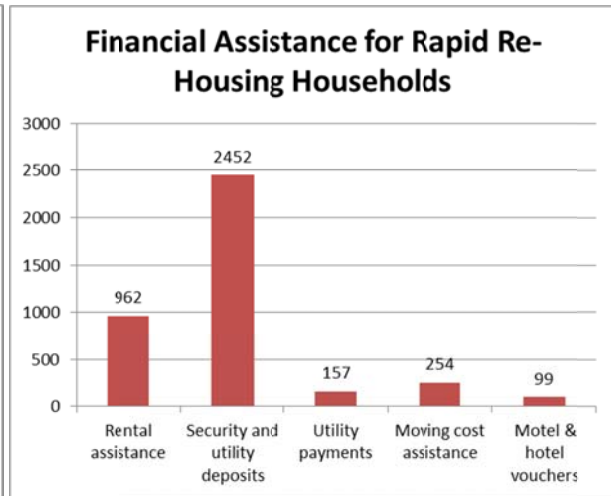


Figure 1b

CLIENT HOUSING SNAPSHOT:

Clients Permanently Housed:

To date 60% of HPRP clients have exited the program to permanent housing. 85% of those exited are from HP; 45% of those exited are from RRH. The average length of stay (the time between program enrollment and program exit) for HP is 175 days (6 months); for RRH is 161 days (5 months). 46% of all clients had an average length of stay

⁶ Ibid; p 64.



from 61-180 days (49% HP; 42% RRH), and 35% of all clients had an average length of stay from 181-365 days (38% HP; 32% RRH). 75% of all permanent housing placements for families in HP were less than 90 days; 50% of permanent housing placements for families in RRH were less than 90 days. 72% of permanent housing placements for families in HP were greater than 90 days; 56% of permanent housing placements for families in RRH were greater than 90 days.

Veterans' Permanently Housed

859 or 19% of total households served through HPRP from grant to date are veteran heads of household. Similarly, veterans comprised 18% of homeless in the LA CoC Homeless Count. 15% of these veteran households were served through HP; 85% were served through RRH.

391 (89%) of veterans have been stably housed in a permanent destination. Of those, the majority, (75%) exited with a Veterans Affairs Supportive Housing (VASH) subsidy. 11% are renting units with no ongoing housing subsidy; 9% are renting with an ongoing, non-VASH subsidy; and 2% exited to permanent supportive housing for formerly homeless persons (e.g. supportive housing programs [SHP] or single-room occupancy housing [SRO]).

Of those veteran served with VASH vouchers, 89% were individual heads-of-households (HoH); 11% were HoH of families. 90% were male HoH; and 10% were female HoH. The average age of the veteran HoH was 52. The average annual income of the HoH was \$11,352.

Other Subsidized (i.e. Section 8) Client Permanently Housed:

31% of individual HoHs exited with a subsidized rental voucher to permanent housing; 40% of family HoHs exited with a subsidized voucher to permanent housing. Of those families, 6% were male HoHs; 94% were female HoHs. Because the number of female HoH is greater than the number of male HoH, it is logical that female HoH exited with a greater number of rental vouchers than male HoH. The average age of these clients upon exit is 44 years. The average annual income was \$10,641.

Average Monthly Rent:

Currently, in the City of Los Angeles, the average monthly rent for a 1-bedroom apartment is \$1,173, and for a 2-bedroom apartment is \$1,465. However, the average total monthly rent (ATMR) for HPRP clients was less than the current City averages. The ATMR for RRH households placed is \$977; the ATMR for HP households placed is \$1,002. There are several reasons why:

- At the beginning of the program (2009-2010) as RCAs began their housing searches, they found that due to the economic downturn, landlords were very willing to enter into 1-year leases with RRH clients because they were experiencing large numbers of vacancies in their buildings. RRH case managers were able to negotiate cheaper rents to fill those vacancies. In fact, it was common to house several RRH clients within one building. HP was often able to negotiate cheaper rents for clients who were on the verge of eviction so that the unit would stay occupied and the landlord would receive some income.
- Payment by HACLA was made only if the unit met the rent reasonableness standard for the area—not necessarily the amount that could be charged based upon actual supply/demand.
- In April 2011 the policy changed to allow clients to lease units outside the City of LA if they met other eligibility requirements. Some neighboring cities within the County (i.e. Compton) have lower average monthly rents than the City of LA.



In recent discussions with RCAs, they are saying that the housing picture has definitely changed since the program inception and it is becoming increasingly difficult to house clients. RCAs have found that:

- As supply decreases and demand increases, landlords are now charging more for the units pushing the rents out of the reach of many clients. In fact, St. Joseph’s Center, who serviced the Westside of Los Angeles, said that most of the clients they have successfully housed did not find housing on the Westside—rather they were able to place them in Koreatown and other nearby areas.
- At the beginning of the program, as landlords rushed to fill vacancies they were not as concerned about vetting client backgrounds, especially since they knew that the financial assistance was being paid by the City of LA. However, as vacancies filled, landlords are more seriously scrutinizing the tenant (i.e. many will no longer rent to a client with an eviction on their record).
- Many of the landlords that RCAs were working with are unwilling to continue with HPRP because of repeated and lengthy payment delays.

CLIENT ECONOMIC SNAPSHOT:

Client Economic Sources:

Table 1 below shows the income source of clients entering both HP and RRH, the average income at entrance to the program, and the percentage of the individuals sorted by that income source. 90% of all clients have the same income from entry-to-exit.

- As in all previous months, employment Income was the greatest source of income for both RRH and HP clients (36% and 42% respectively); and Supplemental Security Income (SSI) was the second greatest source of income by client at entrance for both RRH and HP (26% and 19% respectively).
- General Public Assistance was the third source of income for RRH (11%); while Unemployment Benefits was third for HP (16%). Unemployment Benefits was the third greatest source of income by client at entrance for HP.

Table 1

Income by Type (Duplicated Count)						
Income Sources	Rapid Re-Housing			Homelessness Prevention		
	# at Entrance	Average	% of Number Served	# at Entrance	Average	% of Number Served
Employment Income	1033	\$1,410.84	36%	700	\$1,447.34	42%
Supplemental Security Income (SSI)	735	\$824.55	26%	320	\$773.73	19%
Unemployment Benefits	221	\$1,013.11	8%	265	\$1,107.48	16%
Social Security Disability Income (SSDI)	267	\$911.76	9%	139	\$836.22	8%
Veteran Benefits	225	\$713.54	8%	33	\$607.12	2%
General Public Assistance (GPA)	307	\$218.98	11%	89	\$218.33	5%
Temporary Assistance for Needy Families (TANF)	82	\$564.02	3%	37	\$454.11	2%
Social Security (SS)	64	\$812.14	2%	33	\$842.71	2%



Financial Assistance Related to Average Median Income (AMI):

The average 1-time assistance provided to RRH clients is \$1,749. One-time assistance for RRH is defined as security deposits, moving costs, utilities, moving/storage costs, and **0 or 1 month of assistance only**. The average 1-time assistance provided to HP is \$2,411. One-time assistance for HP is defined as security deposit or arrearages, utilities, moving/storage costs, and **0 to 1 month of assistance only**.

The average AMI for RRH clients receiving 1-time assistance is 19%. This low AMI may be due to the large number of clients who received ongoing deep subsidies (VASH, Section 8), thus enabling services to lower income households. The average AMI for HP clients receiving 1-time assistance is 21%.

The average ongoing assistance provided to RRH clients is \$6,105. Ongoing assistance for RRH is defined as security deposit, moving costs, utilities, moving/storage costs and **two or more months** of rental assistance. The average ongoing assistance provided to HP clients is \$5,217. Ongoing assistance for HP is defined as security deposit or arrearages, moving costs, utilities, moving/storage costs and **two or more months** of rental assistance.

The average AMI for RRH clients receiving ongoing assistance is 26%. The average AMI for HP clients receiving ongoing assistance is 25%.

Budget Overview

HUD mandates that all HPRP Grantees spend down 60% of the total grant amount by the end of year two (August 25, 2011) with the remaining 40% to be spent by the end of the program, August 2012. From October 1 to November 25, RCAs submitted approximately \$992,170.23 in financial assistance requests. LAFLA paid \$331,528.98 in HP benefits. For that same period, HACLA paid out \$1,369,907.67. The estimated spend-down to date is 83%.

LAHSA submitted a budget modification to the City Council that reduces both RCA and LAFLA's administration budgets and redirects that money to HACLA for direct financial assistance.

Projected Expenditures vs. Actual

Housing Relocation and Stabilization Costs include all Rapid Re-Housing Provider fixed personnel costs. **Rapid Re-Housing Financial Assistance** includes all financial assistance costs paid out to Rapid Re-housing Program participants.

Prevention costs include all fixed personnel and financial assistance costs paid out to Prevention Program participants.

Administration and Data Collection includes all costs associated with HMIS Data Collection and LAHSA program administration.



CONSIDERATIONS FOR THE EMERGENCY SOLUTIONS GRANT (ESG):

Based upon in-depth interviews with all of the Regional Coordinating Agencies and Shelter Partnerships and HMIS data relating to the 60% of clients exiting HPRP, the LAHSA HPRP and Policy and Planning Departments are proposing these initial considerations for ESG in the City of Los Angeles:

- LAHSA recognizes that there were design flaws with HPRP as implemented by the RCAs. Accordingly, it is suggested that the RFP process should be more prescriptive around target populations to be served, AMI of the populations to be served, eligibility, length of time for financial assistance, progressive engagement of the clients, and program documentation.
- Agencies receiving ESG funding should collaborate with the VA in streamlining the process for referring veterans to the VA for HPRP assistance through the SSFV funding.
- Agencies should target populations in emergency shelters (ES) and transitional housing (TH). Agencies will need to train the ES and TH staff around eligibility and assessment to be able to make effective referrals.
- As the HPRP team begins to evaluate the HPRP data, it has become obvious that in order to continue HPRP's high data validity and quality in HMIS it is essential that agencies designate a dedicated HMIS staff person for this program.
- Eliminate HACLA's role in the current HPRP program and make the agencies responsible for those tasks (verify property ownership, conduct habitability inspections prior to move-in, negotiate the final lease for each unit, and disburse financial payments to the property owners and utility companies). In the current model, the client enters the program and identifies housing. When housing is identified, a packet that includes owner information, rental assistance requested, and other inspection documentation is submitted to HACLA. Once the packet is accepted by HACLA, it generates a unit inspection and lease negotiation. Presently, there is an average of 52 days between the time that the client enters the program and the lease is signed and returned to HACLA. Signing of the lease initiates payment. To date, there is an average of an additional 51 days between the time that the lease is signed and the check to the landlord is issued. This has become a significant barrier to rapidly rehousing HPRP program participants.
- Expand the number of agencies contracting for ESG and eliminate sub-contracting of services. HPRP is exploring the possibilities of centralizing access centers that would refer clients to the appropriate agencies, using a network of family providers, senior providers, etc.



LOS ANGELES COC OVERVIEW:

HPRP Status Update Report:

This report captures information on households served by the Homelessness Prevention and Rapid Re-Housing Programs (HPRP) in the Los Angeles Continuum of Care (CoC) as of September 30, 2011.

- City of Alhambra is currently at 84% spend-down. PATH has received additional funding for this program by the City of Alhambra.
- The City of Huntington Park is currently at 83% of spend down. In addition, VOA was awarded a District 1, 2-year Rapid Re-Housing grant targeting high barrier families. The grant specifically requires them to work in collaboration with existing HPRP programs.

Background:

The 88 cities and unincorporated areas of Los Angeles County are funded by HUD to administer HPRP services. Within the Los Angeles Continuum of Care (LA CoC) HPRP program administration is as follows:

- Los Angeles County administers 66 cities as well as the unincorporated areas;
- Los Angeles Homeless Services Authority (LAHSA) manages three city programs (Los Angeles, Alhambra and Huntington Park);
- 13 cities in LA operate their own programs;
- Glendale, Long Beach and Pasadena are individual CoCs and administer their own programs;
- 3 cities received HPRP funding directly from the State of California.

HUD funding for HPRP requires HMIS participation. LAHSA is the administrator of the LA CoC HMIS system and has made HMIS available to all HPRP programs in the CoC. Additionally, LAHSA plays a critical role in collecting and analyzing data for the City of Los Angeles, Alhambra, Huntington Park and the County of Los Angeles.

Los Angeles CoC: Total HHs Served(Grant to October 2011)				
	Prevention	Rapid Re- Housing	Vehicular Outreach	Total
Active Clients	1,081	1,831	0	2,912
Exited Clients	3,316	2,526	524	6,366
Total Clients Served	4,397	4,357	524	9,278

City of Alhambra	Total HHs Served (Grant to October 2011)			Grant Total: \$567,605
	Prevention	Rapid Re-Housing	Total	
Active Clients	4	1	5	
Rental Assistance Received	27	9	36	
Grant Spent to Date				\$475,890

City of Huntington Park	Total HHs Served (Grant to October 2011)			Grant Total: \$656,002
	Prevention	Rapid Re-Housing	Total	
Active Clients	4	2	6	
Rental Assistance Received	86	16	102	
Grant Spent to Date				\$546,032