

“The Secret of Transition: Young Adult Renters”

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Omaha Home for Boys - Programs

- ▶ Jacobs' Place Transitional Living
 - ▶ Demographics
 - ▶ 2017
 - ▶ Average Age at Intake - 18.73; 19.02 at Discharge
 - ▶ Total Served - 59
 - ▶ Average Program Length - 7.11 months
 - ▶ Gender:
 - ▶ Female - 54.24%
 - ▶ Male - 45.76%
 - ▶ Preparation Program - including rent
 - ▶ Investment Phase
 - ▶ Growth Phase
 - ▶ Transition Phase



Omaha Home for Boys - Programs

- ▶ Branching Out Independent Living
 - ▶ Demographics
 - ▶ 2017
 - ▶ Average Age at Intake - 18.57; 19.33 at Discharge
 - ▶ Total Served - 141
 - ▶ Average Program Length - 12.58 months
 - ▶ Gender:
 - ▶ Female - 58.16%
 - ▶ Male - 41.84%
 - ▶ Preparation Program
 - ▶ Introductory Phase = Basic Needs
 - ▶ Building Phase = Education, Housing, Employment
 - ▶ Self-sufficiency Phase = Aftercare/Alumni



Rental Programs - 1 of 2

- ▶ My First Place
 - ▶ Onsite
 - ▶ 6 month program
 - ▶ Rent - \$350 per month
 - ▶ Cable/Electricity/Water/Heat & Air - free for months 1, 2 & 3; then \$60 per month for all



Rental Programs - 2 of 2

- ▶ Community Supportive Housing
 - ▶ Offsite
 - ▶ 5 month tiered program
 - ▶ 1st month - rent/security deposit up to \$900
 - ▶ 2nd month - 75% of rent
 - ▶ 3rd month - 50% of rent
 - ▶ 4th month - 25% of rent
 - ▶ Extensive Case Management



New Project

- ▶ Housing Pilot
 - ▶ With Nebraska Children & Families Foundation (NCFF)
 - ▶ Furnished 2 bedroom apartment on OHB Campus
 - ▶ OHB is the “landlord”; NCFF is “manager” and “program”
 - ▶ For Opportunity Youth



Housing Preparation Strategies

▶ Education

- ▶ Rentwise
- ▶ Operation Hope
- ▶ Steer Clear
- ▶ Budgeting
- ▶ Can I Afford Being on My Own?
- ▶ Apartment Search
- ▶ Setting up My Apartment



Obtaining Housing Strategies

- ▶ Landlord Relationships
- ▶ Warm Handoffs
- ▶ OHB Relationship
- ▶ Renter History through OHB



MACCH – Youth Task Force

- ▶ Metro Area Continuum of Care for the Homeless (MACCH)
 - ▶ Omaha metro area's only collective impact homeless service organization
- ▶ Youth Task Force (YTF)
 - ▶ Longest standing MACCH Task Force
 - ▶ Co-Leaders: Brandy Gustoff - OHB; Shawn Miller - YES
 - ▶ YTF systematically addresses youth homelessness by identifying and removing access barriers, coordinating services and advocating on behalf of homeless and near-homeless young people
 - ▶ YTF collaborates to identify and address issues within homeless and near-homeless young people
 - ▶ Coordinate and ensure data accuracy for the annual Point-In-Time (PIT) count, as well as review and analyze data related to homeless young people to determine next steps on trends identified
 - ▶ The YTF focuses on exploring and implementing the use of best practices to address the needs of homeless and near-homeless young people

Questions?



YES Housing Programs

Shawn Miller

Transitional Living , Maternity Home, Mentoring & National Safe Place Coordinator

Youth Emergency Services

What is TLP & MGH?

- ▶ Safe, stable housing for up to 18 months
- ▶ Supportive services to help youth become self-sufficient
- ▶ TLP has a 14 bed capacity
- ▶ MGH has 6 rooms and a 10 person capacity.



How does YES accomplish this?

- ▶ By having a variety of housing options to meet the individual needs of each youth.
- ▶ By providing Youth Driven intensive case management
- ▶ Collaboration with Community Partners
- ▶ Mentoring
- ▶ Building Positive and Supportive Relationships and networks



While in the Program...

- ▶ Self-sufficiency matrix
- ▶ Needs Assessment
- ▶ Housing options
- ▶ Case Plan developed
- ▶ Levels
- ▶ Rent Schedule- 80% reimbursement
- ▶ Connection to Resources
- ▶ Educational Groups including Rent wise
- ▶ Support Groups
- ▶ Volunteering in the community



Youth Advisory Council

▶ Vision-The Youth Advisory Council envisions a world free of stigmas where all young adults are accepted, supported, and empowered to make a difference and become leaders and advocates in the community.

▶ Our Strategy:

Advocacy

Leadership

Create Effective Programming



Outcomes

The Federal Government requires the following to be measured:

- ▶ **Safety**-90% discharged into safe housing
- ▶ **Well-being**-100% have access to Physical and Mental Health
- ▶ **Self-sufficiency**-90% enrolled in school or employed.
- ▶ **Permanent Connections**- 100% have access to a mentor.



Transitional Living Program Demographics

- ▶ 42 youth served (zero duplicates)
- ▶ Average age: 19
- ▶ Former foster care: # 20 (48%)
- ▶ Average Length of Stay: 5-7 months
- ▶ Gender: 16 male (38%) 21 female (50%) 5 transgender (12%)
- ▶ 9 Identify as LGBTQ (21%)

Maternity Home Demographics

- ▶ 14 youth served (zero duplicates)
- ▶ Average age: 19
- ▶ Former Foster Care #7 (50%)
- ▶ Average Length of stay-5-7 months
- ▶ Gender: 100% female

Transition in Place (TIP)

YES saw some youth struggling after leaving the TLP housing services, so YES implemented a new program for youth transitioning into their own apartments.

YES provides Rent Assistance and Case Management for 6 months. Lease is in client's name. This can be used to stop an eviction in a current lease or pursue a new housing option.

Rent Assistance Maximum: \$1,750 per youth

Youth complete Rent wise with emphasis on financial Literacy, **Effective communication**, rights as a Tenant, preparation for searching and maintaining an apt.



TIP DATA

- ▶ 27 youth were served in this program.
- ▶ Of the 20 that completed the program, 17 were successful (85%)
- ▶ Average age: 19
- ▶ Former Foster Care: 11 (41%)
- ▶ Employed: 24 (89%). Receiving Disability: 3 (11%)
- ▶ Female 17 (63%) Male 8 (30%) Transgender 2 (7%)

TIP Plus

- ▶ In late 2017 YES began a pilot program to increase housing opportunities for youth. This is another partnership with Project Everlast (Nebraska Children and Family Foundation)
- ▶ YES has 4 units. Two units funded by Project Everlast. Two units are not specifically funded. YES holds the lease and the units are subleased by YES to the clients on an escalating rent schedule.
- ▶ Youth has 2 months free and pays based on escalated rent schedule. Total of lease payments by youth is \$3,440



What is next?

- ▶ YES is at the table for Coordinated Entry which will help direct young people to appropriate programs.
- ▶ YES has applied for the Nebraska Housing Assistance Program (NHAP) grant which would provide funding for prevention services, such as rental deposits, short term rent assistance, utility assistance, and rental arrears to keep youth housed.
- ▶ YES will continue to expand our network of property managers so that when a youth is ready to find their own apartment we have trusted options for them.

Questions?

Pathways for Transitioning Young Adult Renters in Lincoln



Where to Begin

▶ Coordinated Entry

The All Doors Lead Home Coordinated Entry System is the City of Lincoln's approach to organizing and providing housing services for anyone experiencing homelessness and at-risk of homelessness persons. Because housing resources are limited, this process is designed to ensure that individuals and families with the highest vulnerability, service needs, and length of homelessness receive top priority in housing placement.

Coordinated Entry

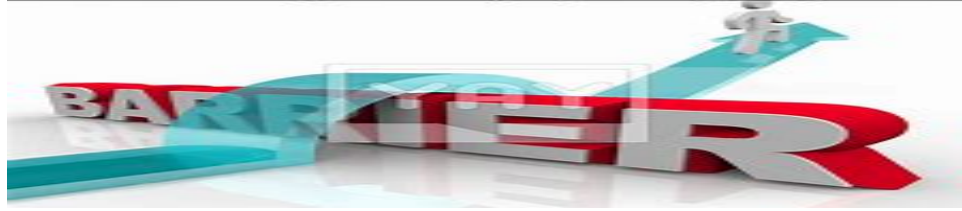
- ▶ Any youth that is literally homeless or “doubled up” can be placed on Coordinated Entry
- ▶ If under 19 must have parental consent to be on Coordinated Entry
- ▶ Complete the VI-SPDAT their name will be placed on Coordinated Entry
- ▶ Once a housing provider has an opening and if they youth meets the program qualifications, their name will be pulled off the list and housed using Housing First Model.

Barriers youth renters must overcome

- Limited income or Employment instability
- Often times still working on educational goals;
- No credit;
- No rental history
- Criminal record



Overcoming Barriers



- Work with housing program staff to develop independent living and self sufficiency skills;
- YESS program and Voc Rehab offer employment assistance to youth
- Take advantage of free educational assistance
 - Free transportation from Lincoln Public Schools
 - Free tutoring assistance offered by LPS and agencies
- Rentwise class
 - offered in the community or within the housing program by program staff.

Youth Subcommittee with the Lincoln Continuum of Care host annual career/resource fairs

- Average over 100 youth per event
- Been hosting events since 2013
- Have grown to over 50 local employers and agencies offering assistance to youth at each event
- Referrals and community Collaboration


What to do if youth encounters a barrier once housed:

- If a youth is unable to pay their rent there is a program in Lincoln designed to assist.
 - The Youth Eviction Prevention Program (YEPP)
- Tenant Support Services at Community Action
 - focuses on eviction prevention, landlord and tenant mediation, and information regarding tenant rights and obligations in the state of Nebraska
- Legal Aid of Nebraska
 - assist in sealing records or resolving rental disputes
- Work with Program staff to identify all resources and options available in the community.

Community buy in

- ▶ P.L.A.C.E subcommittee with the Lincoln Continuum of Care.
- ▶ Landlord Summit
- ▶ Landlord Liaison Project

COORDINATED ENTRY EXITS (AGES 18-24) 10.1.17- 2.28.18

- 5 
Permanent housing (other than RRH) for formerly homeless persons (HUD)
- 2 
Rental by client, no ongoing housing subsidy (HUD)
- 5 
Rental by client, with other ongoing housing subsidy (HUD)
- 4 
Rental by client, with RRH or equivalent subsidy (HUD)
- 4 
Staying or living with family, permanent tenure (HUD)
- 1 
Staying or living with family, temporary tenure (e.g., room, apartment or house)(HUD)
- 2 
Staying or living with friends, permanent tenure (HUD)
- 3 
Staying or living with friends, temporary tenure (e.g., room apartment or house)(HUD)
- 2 
Transitional housing for homeless persons (including homeless youth) (HUD)
- 2 
Jail, prison or juvenile detention facility (HUD)
- 1 
Long-term care facility or nursing home (HUD)

Discharge Options

- ▶ Parenting Youth are referred to Lincoln Housing Authority and receive a Section 8 Housing Voucher
- ▶ Homeless Housing Voucher Program
- ▶ Self pay rental with no housing subsidy
 - ▶ Advantage to housing program is youth have built rental history
 - ▶ Program reference
 - ▶ Landlords are willing to work with youth that have been housing in one of their apartments through a housing program

Questions?

