

HOME FOR GOOD EVALUATOR REPORT 1: HOUSING STABILITY AND PUBLIC SERVICE OUTCOMES

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INTRODUCTION

Anchorage is experiencing a homelessness crisis that has worsened as a result of COVID-19. Individuals experiencing homelessness who are especially vulnerable cycle in and out of jail; experience mental health and substance use challenges; require recurrent police, fire, and paramedic calls; and frequent homeless shelters and emergency rooms. Permanent Supportive Housing (PSH) capacity in Anchorage is not sufficient to meet existing need. In response to the homelessness crisis and shortage of PSH capacity, the Home For Good (HFG) project seeks to expand PSH in Anchorage by up to 150 units, serving up to 190 housed participants over a 3-year intervention period (2020-2023). With the combination of housing and services provided to individuals experiencing homelessness who are high public service utilizers, the HFG project intends to:

- improve housing stability
- improve access to community resources
- strengthen uptake of preventative healthcare and other services not readily available without a stable home
- reduce interactions with the criminal justice system, including arrests and incarcerations
- lower crisis healthcare interactions, including emergency department visits and hospitalizations;
- and improve community relations through reducing camp presence and neighborhood conflict.

Most importantly, the intervention is intended to better the lives and improve the outcomes of Anchorage's most vulnerable residents, ensuring they receive the respect and dignity they deserve.

The Municipality of Anchorage, United Way of Anchorage, Social Finance, and more than 20 other government, nonprofit, and philanthropic organizations are collaborating on this initiative, which is funded through a Pay for Success (PFS) mechanism. This project represents an innovative approach to Pay for Success financing where philanthropy provides initial funding and then government takes over financial support in later stages, so long as outcomes are achieved.

The project's primary philanthropic funders include the Alaska Mental Health Trust Authority, Premera Blue Cross, Providence Alaska Foundation, and Rasmuson Foundation. The project also received a Pay for Success Demonstration Grant from the U.S. Department of Housing and Urban Development and the U.S. Department of Justice (HUD/DOJ) in 2016, which supported development of this project.

CONTEXT

HFG provides wrap-around supportive services and connections to affordable housing units as part the PSH intervention. Project partners began delivering services as part of a pilot in summer 2019. The Pay for Success project launched in October 2020; a Pilot Cohort, which includes all HFG pilot participants still enrolled at project launch, continued their participation in the program. This first evaluator report presents housing stability (payment linked) and other public service outcomes (non-payment linked) for the Pilot Cohort from October 1, 2020 through March 31, 2021 and compares service utilization

post entry to a similar time period prior to program entry. Public service utilization outcomes presented in this report include shelter stays, emergency medical service (EMS) transports by Anchorage Fire Department, and Anchorage Safety Center intakes for the Pilot Cohort; arrests will be presented in future reports. For Cohort 2, results in this report are limited to one potential month of housing stability.

RESULTS SUMMARY

The Home For Good program is demonstrating positive results for the small number of participants and relatively short time period following implementation.

- Pilot Cohort participants exceeded the project's six-month housing stability target of 80% by achieving a housing stability rate of 86%. Cohort 2 participants achieved a one-month housing stability rate of 95%.
- The majority of participants identified as male (60%) and American Indian/Alaska Native (57%) with an average age of 43 years at entry.
- There was a substantial reduction in service utilization following entry to the program relative to pre-program entry including a 77% reduction in ASC Intakes, a 74% reduction in shelter nights, and a 69% reduction in EMS Transports.
- The total number of ASC visits for Pilot Cohort participants ranged from 0-155 unique visits per participant in the pre-period to 0-35 ASC visits per participant in the post period.
- The majority of ASC transports in the pre-program period were EMS Transports (59%) or were Walk-Ins (34%).
- The time between ASC Intakes increased by roughly one month from an average of 114 days in the pre-program period to 146 days post housing entry.
- The time between EMS Transports increased by 46 days from an average of 25 days in the pre-program period to 71 days post housing entry.

HOUSING STABILITY OUTCOMES

Table 1 shows the total stable housing months and payment-linked housing months for the Pilot Cohort (n=16) and Cohort 2 participants (n=21). For this first evaluator report, members of the Pilot Cohort have their housing stability considered during the months of 10/1/2020-3/31/2021. Cohort 2 members' housing stability is analyzed for one month from their lease start date.

Part 1: Housing Months Calculation

Table 1: Housing Stability Months

Cohort	Number of Housed Participants included in this Report	Measurement Months included in this Report	Current Report				Total Cumulative for all Reports		
			Number of Measurement Months	Number of Total Stable Housing Months Achieved	Number of Housing Months (Payment-Linked)	Previously Unpaid Housing Months Now Achieved	Number of Measurement Months	Number of Total Stable Housing Months Achieved	Number of Housing Months (Payment-Linked)
Pilot	16	1-6	96	83 ¹	81	N/A	96	83	81
Cohort 2	21	1	21	20 ²	20	N/A	21	20	20
Cohort 3	N/A								
Cohort 4	N/A								
Cohort 5	N/A								
Cohort 6	N/A								
Cohort 7	N/A								
Total	37	-	117	103	101		117	103	101

¹ Pilot Cohort participants were evaluated for Short-Term Instability due to nights spent in jail or prison, AFD Emergency Medical Service transports, emergency shelter stays, Anchorage Safety Center intakes, and nights spent at a place not meant for habitation during Measurement Months 1-6. Two Pilot Cohort participants had absences meeting the Short-Term Instability Period threshold due to incarceration (10 nights within 30 calendar days) that accounted for 4 total months of Short-Term Instability during the report period. One Pilot Cohort participant met the Short-Term Instability threshold for shelter stays (10 nights within 30 calendar days) accounting for two months of Short-Term Instability during the report period. Pilot Cohort participants did not meet temporary housing instability threshold for ASC events (10 nights within 30 calendar days), AFD events (5 calls for EMS transport within 30 calendar days), or nights spent at a place not meant for habitation (10 nights within 30 calendar days) during the report period.

² Cohort 2 participants were evaluated for Short-Term Instability due to nights spent in jail or prison, AFD Emergency Medical Service transports, emergency shelter stays, Anchorage Safety Center intakes, and nights spent at a place not meant for habitation during Measurement Month 1. One Cohort 2 participant met the Short-Term Instability threshold for shelter stays (10 nights within 30 calendar days) during the first measurement month.

Pilot Cohort participants had 96 possible housing stability months during this report period and achieved 83 stable months (86%). Cohort 2 participants had 21 possible housing stability months and achieved 20 stable months (95%). These results exceed the project’s target of 80% Housing Stability for Housed Participants enrolled for six months or more.

HOUSING STABILITY DESCRIPTIVES

Table 2 shows the distribution of stable housing months for the Pilot Cohort and Cohort 2 participants. Twelve out of sixteen (75%) Pilot Cohort members remained housed during the entirety of the six months covered in this report period. In addition, 20 out of 21 (95%) Cohort 2 individuals remained in housing for the first month captured by this report.

Part 2: Additional housing stability descriptive statistics

Table 2: Housing Stability Distribution

Stable Housing Months	Number of Participants	Total Stable Housing Months
6	12	72
5	1	5
4	0	0
3	2	6
2	0	0
1	20	20
0	2	0
TOTAL	37	103

Table 3 presents demographics for the combined Pilot Cohort and Cohort 2 individuals. The majority of participants identified as male (n=22, 60%). Participants most frequently identified their primary race as American Indian/Alaska Native (n=21, 57%). More than half of the individuals considered for this report were categorized as chronically homeless (n=21, 57%). Nearly all of the participants have disabling conditions (97%). Finally, the average age at entry to programming was 43 years.

Table 3: Demographics

Demographic	N = 37		
	N	%	
Gender			
Female	14	37.8%	
Male	22	59.5%	
Gender Non-Conforming	1	2.7%	
Primary Race	N	%	
American Indian/Alaska Native	21	56.8%	
White	8	21.6%	
Black/African American	5	13.5%	
Missing	3	8.1%	
Ethnicity	N	%	
Non-Hispanic/Non-Latino	32	86.5%	
Hispanic/Latino	3	8.1%	
Missing	2	5.4%	
Chronically Homeless	N	%	
Yes	21	56.8%	
No	16	43.2%	
Disabling Condition(s)	N	%	
Yes	36	97.3%	
No	0	0.0	
Missing	1	2.7%	
Average Age at Entry (Years)	N	Mean	SD
	37	42.8	10.6

Male Pilot Cohort members recorded an average of 5.4 housing stability months while female participants remained housed for 5 months on average (see Table 4). American Indian/Alaska Native participants (n=10) were housed for 5.6 average months whereas individuals whose primary race was White had an average of 4.2 months of housing stability. Due to the limited sample size and relatively

short follow up period covered in this report, it is too early to determine if statistically significant differences in housing stability exist between demographic groups.

Table 4: Pilot Cohort Total Stable Housing Months by Demographics³

Demographic	Pilot Cohort N = 16		
	N	Mean (Months)	SD (Months)
Gender			
Female	9	5.0	2.1
Male	7	5.4	1.1
Primary Race			
American Indian/Alaska Native	10	5.6	1.0
White	5	4.2	2.7
Black/African American	1	6.0	0.0
Ethnicity			
Non-Hispanic/Non-Latino	14	5.4	1.7
Hispanic/Latino	2	4.0	1.4
Chronically Homeless			
Yes	10	5.0	2.0
No	6	5.5	1.2
Disabling Condition(s)			
Yes	16	5.2	1.7
No	0.0	0.0	0.0

Nearly all of the Cohort 2 participants (n=20, 95%) recorded one month of housing stability which is the maximum possible for this group. Therefore, correlations between housing stability and participants’ demographic characteristics are not informative at this time (see Table 5).

³ Total stable housing months were utilized to compare participants based on demographics.

Table 5: Cohort 2 Total Stable Housing Months by Demographics

Demographic	Cohort 2 N = 21		
	N	Mean (Months)	SD (Months)
Gender			
Female	5	1.0	0.0
Male	15	0.9	0.3
Gender Non-Conforming	1	1.0	0.0
Primary Race	N	Mean (Months)	SD (Months)
American Indian/Alaska Native	11	1.0	0.0
White	3	1.0	0.0
Black/African American	4	0.8	0.5
Missing	3	1.0	0.0
Ethnicity	N	Mean (Months)	SD (Months)
Non-Hispanic/Non-Latino	18	0.9	0.2
Hispanic/Latino	1	1.0	0.0
Missing	2	1.0	0.0
Chronically Homeless	N	Mean (Months)	SD (Months)
Yes	12	0.9	0.3
No	9	1.0	0.0
Disabling Condition(s)	N	Mean (Months)	SD (Months)
Yes	21	0.9	0.2
No	0.0	0.0	0.0

NON-PAYMENT LEARNING OUTCOMES

Part 1: Non-Payment Learning Outcomes Calculation

Table 6 shows the mean number of public service events before and after HFG program entry for the Pilot Cohort. There was a substantial reduction in service utilization following entry to the program relative to pre-program entry including a 77% reduction in ASC Intakes, a 74% reduction in shelter nights, and a 69% reduction in EMS Transports. APD Arrest data were not available for this report but will be presented in future reports.

Table 6: Non-Payment Outcome Change From Pre to Post

Outcome	Number of Housed Participants included in this Report	(A) Mean Number of Instances Pre-Measurement Start Date	(B) Mean Number of Instances Post-Measurement Start Date	Outcome Calculation Percent change from (A) to (B) ⁴
ASC Intakes Outcome	16	16.8	3.9	-76.8%
APD Arrests Outcome ⁵	N/A	N/A	N/A	N/A
AFD Calls for EMS Transport Outcome	16	6.8	2.1	-69.1%
Shelter Nights	16	54.4	14.3	-73.7%

⁴ Rounded to nearest tenth of a percentage point using traditional rounding (e.g., .05% and above is rounded to .1% and below .05% is rounded down to .0%). Use a negative sign to denote a negative percent change from (A) to (B).

⁵ Evaluator did not receive APD data for this report period.

Part 2: Additional descriptive statistics on public service usage

The following tables provide additional details regarding Anchorage Safety Center (ASC) and Anchorage Fire Department (AFD) service interactions for the Pilot Cohort participants. Service outcomes are compared between the pre-period, identified as one year prior to Permanent Supportive Housing lease start, and the post-period which is considered to be one year after enrollment in housing.⁶

Table 7 outlines descriptive statistics for pre and post-period Anchorage Safety Center and Anchorage Fire Department events. Following entry into Permanent Supportive Housing, Pilot Cohort participants (n=16) showed pre to post-period reductions in usage of ASC and AFD services. A total of 269 ASC events occurred during the pre-period with a range of 0-155 unique visits for Pilot Cohort participants. During the post-period, there were 62 ASC events with a range of 0-35 visits for study participants.

Pilot Cohort members had 108 unique AFD calls for emergency medical services transport during the pre-period. Individual participants had a range of 0-35 AFD calls prior to entering Permanent Supportive Housing. In comparison, there were 34 total AFD calls attributed to Pilot Cohort participants during the post-period with a maximum of 14 events for one individual.

Table 7: ASC Intake and EMS Transport (AFD) Descriptive Statistics

Dataset	Number of Housed Participants included in this Report	Total Number of Pre Events	SD Pre Events Total	Median Pre Events	Mode Pre Events	Range of Pre Events	Total Number of Post Events	SD Post Events Total	Median Post Events	Mode Post Events	Range of Post Events
ASC	16	269	42.0	1	1	0-155	62	9.6	0.5	0	0-35
AFD	16	108	9.4	2	1	0-35	34	3.7	0.5	0	0-14

⁶ If one year of post-period data was not available due to the end date of the dataset, the pre and post-periods were adjusted to ensure that the same amount of time in calendar months was compared for participants.

Table 8 shows the distribution of Anchorage Safety Center events based on transport type. The majority of the 269 ASC transports in the pre-program period were attributed to EMS Transports (59%) or were Walk-Ins (34%). The number of EMS Transports declined substantially from the pre to post-program entry period (159 to 47). Both the number of Walk-ins and percentage of all transports that were Walk-ins, out of the 62 total ASC events during the post-period, decreased (n=5, 8%).

Table 8: ASC Descriptive Statistics on Transport Type

Transport Type	Pre Number of Events	Post Number of Events
EMS Transport	159	47
Walk-In	91	5
APD	7	3
Missing Data	7	6
Taxi	2	1
Airport Police	2	0
Private Citizen	1	0

Pilot Cohort participants had an average of 73 days from entry into Permanent Supportive Housing to their first ASC event (Table 9). The days from entry to first visit ranged from 3 to 224 days for these sixteen individuals. The time between ASC visits increased by roughly one month from an average of 114 days to 146 days pre to post housing entry.

Table 9: ASC Specific Descriptive Statistics on Days to First Service and Between Services

Dataset	Days from Entry to First Visit (Mean) ⁷	Days from Entry to First Visit (SD)	Days from Entry to First Visit (Range)	Pre Days Between Visits (Mean) ⁸	Post Days Between Visits (Mean) ⁹
ASC	72.9	84.0	3-224	113.6	146.4

Table 10 shows the AFD emergency medical services destinations for participants in the Pilot Cohort. The Alaska Native Medical Center was the most frequent destination of AFD transport followed by Providence Medical Center, Alaska Regional Hospital, and unknown destinations.

Table 10: AFD Descriptive Statistics on Days to First Service and Between Services

Dataset	Alaska Native Medical Center	Providence Medical Center Transports	Alaska Regional Hospital Transports	Missing Transport Destination
AFD	50	46	36	10

⁷ Days from entry to first visit values based on 7 participants with an ASC visit during the post-period.

⁸ Pre n=10

⁹ Post n=7

Table 11 presents days from entry to first AFD emergency medical service for participants during the reporting period. On average, individuals were enrolled in housing for 106 days prior to their first transport. Additionally, the days between services increased from an average of 25 days during the pre-period to 71 days between services in the post-period.

Table 11: AFD Transport Locations

Days from Entry to First Service ¹⁰ (Mean)	Days from Entry to First Service (SD)	Days from Entry to First Service (Range)	Pre Days Between Services (Mean)	Post Days Between Services (Mean)
105.6	103.5	15-343	24.8	70.6

¹⁰ Days from entry to first service values based on 8 participants with a transport during the post-period.

CONCLUSION

The Home For Good program is demonstrating positive results for the small number of participants and relatively short time period following implementation. Program participants have achieved high rates of housing stability that exceed the project's target and a small number of absences that meet the threshold for temporary housing instability. HFG participants have shown substantial reductions in all public services measured when comparing service utilization in the post program entry period to a similar pre-program period. After entering the program, HFG participants had a smaller number of ASC Intakes, EMS Transports, and shelter stays than before program entry and the average length of time between the service events increased. Due to the limited sample size and relatively short follow up period covered in this report, it is too early to determine if statistically significant differences in housing stability exist for participants with various demographic characteristics. In future evaluator reports, similar outcomes will be measured (with the addition of Anchorage Police Department arrests) for a larger number of participants and over a longer follow up period to determine whether these initially positive results are sustained.

The Second Evaluator Report, which will contain Pilot Cohort Housing Stability from 7 – 12 months, Cohort 2 Housing Stability from 2 – 6 months, and Cohort 3 Housing Stability for their first month, as well as additional learning outcomes, is expected in November 2021.