

Jackson Street Village Supportive Housing Community

*Results of self-reliance assessments,
fiscal year 2007*

N O V E M B E R 2 0 0 8

Jackson Street Village Supportive Housing Community

Results self-reliance assessments, fiscal year 2007

November 2008

Prepared by:

Craig Helmstetter and Susan Brower

Wilder Research

451 Lexington Parkway North

Saint Paul, Minnesota 55104

651-280-2700

www.wilderresearch.org

Contents

Summary	1
Introduction.....	3
Jackson Street Village history	3
Measuring gains in self-reliance and stability.....	3
Data collected at Jackson Street Village.....	8
Resident characteristics	8
Housing stability scales.....	9
Length of residence	9
Housing inspections	10
On-time rent payment	11
Lease compliance	12
Tenant training	14
Socioeconomic stability scales.....	15
Hours of employment.....	15
Hourly wage	16
Income sources.....	16
Child support.....	18
Earned Income Tax Credit	19
Financial credit.....	20
Access to child care.....	21
Educational attainment.....	22
Current educational enrollment.....	23
Family stability scales	24
Social support.....	24
Community involvement.....	25
Transportation	26
Health insurance coverage (adults and children)	28
Health home (adults)	29
Mental health services (adults).....	30
Chemical dependency services (adults)	31

Contents (continued)

Domestic abuse services (adults)	32
Health home (children)	33
Immunizations (children).....	34
Tutoring (children).....	35
Enrollment in preschool (children)	36
School attendance (children).....	37
School mobility (children)	38
Community credentials	39
Summary of results	40
Conclusion and ideas to consider.....	44
Appendix.....	47
Jackson Street Village Status codes	49
Notice of Infraction	53

Figures

1. Average score on stability scales from first to last assessment	2
2. Change in self-reliance from first to last assessment.....	5
3. Levels of self-reliance in housing stability as of June 30, 2007	9
4. Length of residence as of June 30, 2007.....	10
5. Levels of self-reliance in housing inspections	10
6. Change in housing inspections from first to last assessment.....	11
7. Levels of self-reliance in on-time rent payment	11
8. Change in on-time rent payment from first to last assessment.....	12
9. Levels of self-reliance in lease compliance	13
10. Change in lease compliance from first to last rating.....	13
11. Levels of self-reliance in tenant training	14
12. Change in tenant training from first to last assessment	14
13. Levels of self-reliance in hours of employment	15
14. Change in hours of employment from first to last assessment	16
15. Levels of self-reliance of income sources.....	17
16. Change in sources of income from first to last assessment	17
17. Levels of self-reliance in child support.....	18
18. Change in child support from first to last assessment.....	18
19. Levels of self-reliance in Earned Income Tax Credit.....	19
20. Change in Earned Income Tax Credit from first to last assessment.....	19
21. Levels of self-reliance in financial credit.....	20
22. Change in financial credit from first to last rating.....	20
23. Levels of self-reliance in access to child care.....	21
24. Change in access to child care from first to last assessment.....	21
25. Levels of self-reliance in education level	22
26. Change in educational attainment from first to last assessment	22
27. Levels of self-reliance in current educational enrollment.....	23
28. Change in current educational enrollment from first to last rating.....	23
29. Levels of self-reliance in social support	24
30. Change in social support from first to last assessment	25
31. Levels of self-reliance in community involvement	25
32. Change in community involvement from first to last rating.....	26

Figures (continued)

33. Levels of self-reliance in transportation at last assessment	26
34. Change in transportation from first to last assessment	27
35. Type of transportation.....	27
36. Levels of self-reliance in household health insurance coverage.....	28
37. Change in health insurance coverage from first to last assessment	29
38. Levels of self-reliance in adult’s health home	29
39. Change in health home from first to last assessment.....	30
40. Levels of self-reliance in mental health services	30
41. Change in mental health services from first to last rating	31
42. Levels of self-reliance in chemical dependency services	31
43. Change in chemical dependency services from first to last rating.....	32
44. Levels of self-reliance in domestic abuse at last assessment.....	32
45. Change in domestic abuse services from first to last rating.....	33
46. Levels of self-reliance in children’s health home	33
47. Change in children’s health home from first to last rating	34
48. Levels of self-reliance in children’s immunizations.....	34
49. Change in immunizations from first to last assessment.....	35
50. Levels of self-reliance in tutoring.....	35
51. Change in tutoring from first to last assessment.....	36
52. Levels of self-reliance in preschool enrollment.....	36
53. Change in enrollment in preschool from first to last assessment.....	37
54. Levels of self-reliance in school attendance	37
55. Change in school attendance from first to last assessment.....	38
56. Levels of self-reliance in school mobility.....	38
57. Change in school mobility from first to last assessment.....	39
58. Percent of residents that have community credential at last assessment	40
59. Percent of residents that have “maintained-high” and “improved” on the housing stability scales	41
60. Percent of residents that have “maintained-high” and “improved” on the socioeconomic stability scales	42
61. Percent of residents that have “maintained-high” and “improved” on the family stability scales	43

Acknowledgments

We would like to thank the following staff members who contributed to this report:

Marilyn Conrad

Phil Cooper

Paul Devereaux

Nona Ferguson

Louann Graham

April Lott

Nicole Martin-Rogers

Claudia Wasserman

And the staff and residents of Jackson Street Village

This research is supported by a grant from the Frey Family Foundation.

Summary

This report describes the results of a first year in a three-year pilot evaluation designed to track gains in self-reliance by formerly homeless families living in a supportive housing community. The purpose of the report is to (1) test the usefulness of a new tool, called the Self-Reliance Achievement Scale (SRAS) developed to measure changes in self-sufficiency in a series of life domains, and to (2) report the progress of Jackson Street Village residents toward self-sufficiency during this first year of the SRAS assessments.

The SRAS used in this report shows that residents at Jackson Street Village, on average, have maintained a relatively high level of self-sufficiency in each of the three domains that we considered: housing stability, socioeconomic stability, and family stability. The scales measuring length of residence at Jackson Street Village, community involvement, child immunizations, family health insurance coverage, and health home for both adult and child residents, show the largest percentage of residents maintaining a high level of self-reliance. The scales showing the lowest percentage of resident achieving high self-reliance are those relating to tenant training, educational enrollment, and participation in domestic abuse services for those who need them.

The average change score of the residents between the first and last assessments on each scale is shown below (Figure 1). This composite measure gives a very general picture of the progress of residents from the first to the last assessment in each domain that we studied.

During this first study period we found the SRAS to be most useful in documenting continued high levels of self-sufficiency, as well as less frequent declines in self-sufficiency. We suspect that the tool is most useful in documenting increases in self-sufficiency for new residents, who likely make substantial gains during the first 6 to 12 months in residence. During this first year of implementation, however, first assessments were often made with longer-term residents. Hopefully, we will learn more about the utility of the SRAS for supportive housing communities like Jackson Street Village over the remaining two years of the demonstration.

1. Average score on stability scales from first to last assessment

	Average score
Housing stability scales*	
Housing inspections	2.6
On-time rent payment	2.5
Tenant training	2.5
Lease compliance	2.2
Socioeconomic stability scales**	
Earned Income Tax Credit	3.0
Access to child care	2.8
Educational attainment	2.7
Child support	2.6
Hours of employment	2.5
Income sources	2.5
Financial credit	2.4
Current educational enrollment	2.1
Family stability scales	
Community involvement	3.0
Immunizations (children)	3.0
Social support	2.9
Health care coverage	2.9
Health home (adults)	2.9
Health home (children)	2.9
School mobility (children)	2.9
Tutoring (children)	2.8
Preschool (children)	2.8
Mental health services (adults)	2.7
Chemical dependency services (adults)	2.7
School attendance (children)	2.7
Transportation	2.6
Domestic abuse services (adults)	2.0

Notes: Scores show progress made by residents on each measure from their first to their last assessment. 1= declined in self-reliance 2=maintained a low level of self-reliance 3=maintained a high level of self-reliance, 4=improved.

* A fifth measure of housing stability, Length of Residence at JSV, was not rated on the same scale as the other measures. On average, residents' length of residence was 24 months.

** A ninth measure of socioeconomic stability, Hourly Wage, was not rated on the same scale as our other measures. Employed residents' average wage was \$10.14 per hour.

Introduction

Jackson Street Village history

Jackson Street Village is a supportive housing community located in Saint Paul's North End neighborhood that provides permanent housing for 24 previously homeless or precariously housed families. The property is owned by RS Eden and managed by Wilder Foundation's Supportive Housing and Employment Services (SHES) division. The philosophy of Jackson Street Village is to identify and use individual, family, and community strengths to address residents' needs and challenges. Many of the adult residents have struggled with chemical dependency, mental illness, or both. Parents and their children have often lived in environments that compromised their physical health. Jackson Street Village provides decent, healthy housing that is an important foundation for family stability.

The staff at Jackson Street Village works to build on the strengths of participants. Services offered vary according to the unique needs of each individual. Jackson Street Village has two full time case managers; one focuses on adults and the other focuses on children. It also has an AmeriCorps Promise Fellow who focuses on closing the educational achievement gap for children.

The services provided at Jackson Street Village are aimed at increasing residents' self-reliance, stability, and general well-being. Specifically, the staff at Jackson Street Village seeks to help residents maintain permanent housing and avoid repeated episodes of homelessness; increase economic stability and participation in productive activities; improve physical and mental health; and increase attendance and academic engagement for school-aged children.

Measuring gains in self-reliance and stability

To measure residents' progress towards Jackson Street Village goals, we used a tool developed by Wilder Research, called the Self-Reliance Achievement Scale (SRAS). This tool has been used by Community Action Agencies in Minnesota to track the progress of low-income people and their families on a range of domains that are closely related to economic stability. The tool consists of a set of scales – or measures – that capture the participants' level of self-reliance in each domain.¹

¹ Wilder Research, *The Self-Reliance Achievement Scale (SRAS): Results of all Community Action Agencies in Minnesota: July 1, 2006 to June 30, 2007*, March 2008.

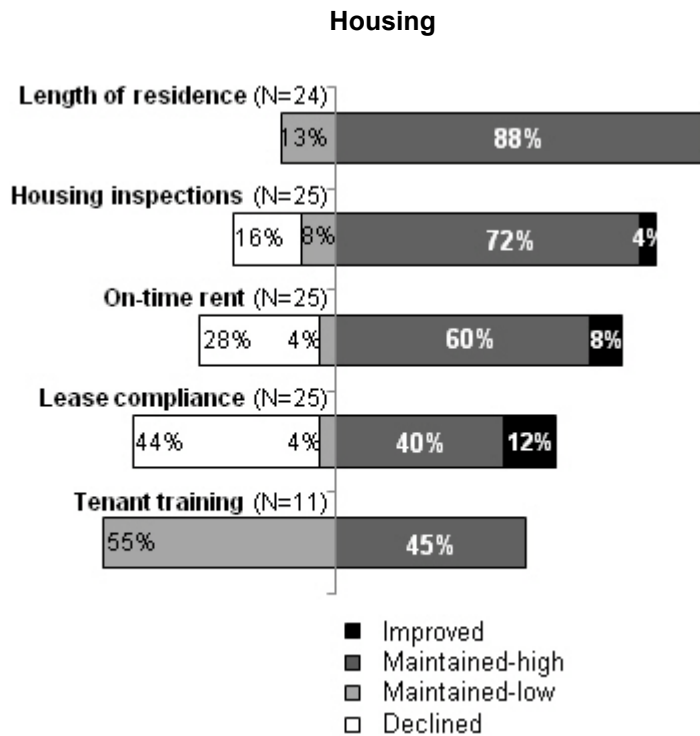
Each scale has two to seven levels of self-reliance. The levels are designed to be very concrete and observable. In most cases, the scales are ordered from lower to higher levels of self-reliance. For example, the “hours of employment” levels are: working less than 15 hours per week, working 15 to 19 hours per week, working 20 to 24 hours per week, and so on. Typically, the SRAS form is completed by a case manager who performs an assessment at intake and exit, as well as at regular intervals throughout the participants’ involvement in the program or stay in the supportive housing community.

A slightly modified version of the SRAS used by Community Action Agencies in Minnesota was tailored for Jackson Street Village. It includes several additional scales measuring the outcomes of site-specific resources. It also measures resident progress as it relates to the goals of Jackson Street Village.

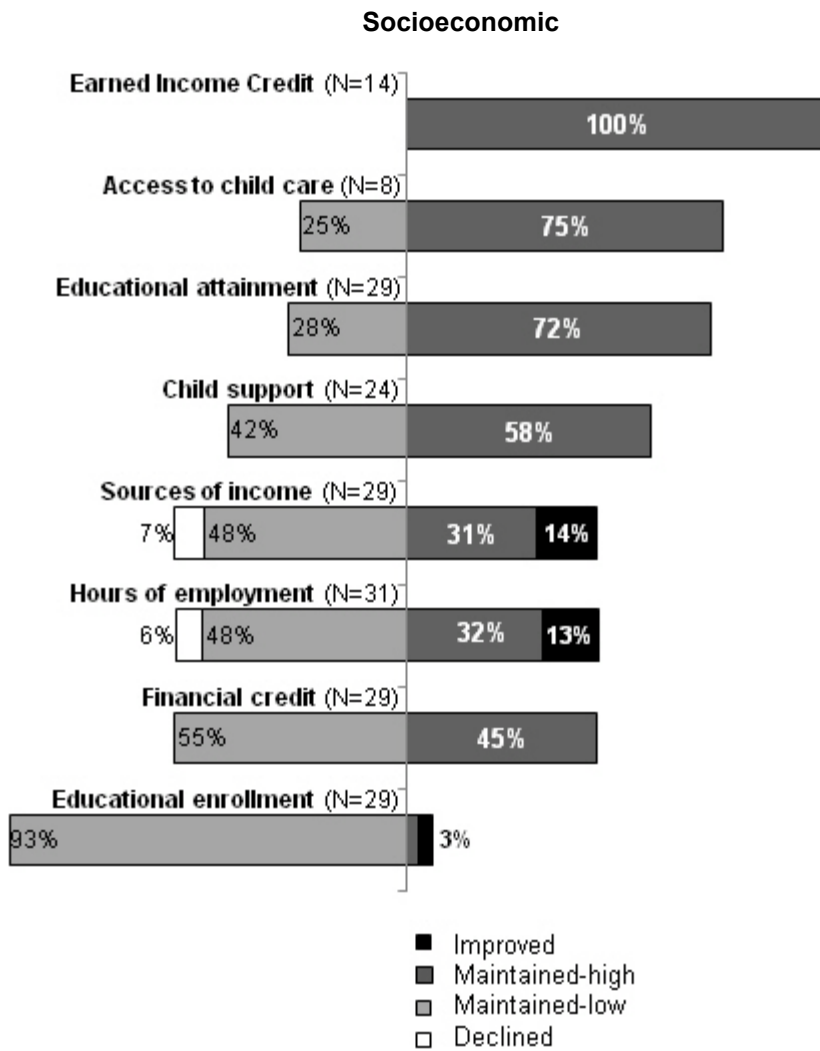
The self-reliance assessment scale used at Jackson Street Village includes 29 scales grouped into three domains: socioeconomic stability, housing stability, and family stability. In addition to the stability scales, the staff records at each assessment whether or not the resident has obtained a set of community credentials that are closely linked to self-reliance. (The Jackson Street Village rating form is included in the Appendix.)

We have grouped residents into four categories for each scale: declined, maintained-low, maintained-high, and improved. Residents who are categorized as “declined” on a particular domain were rated as having lower self-reliance in this area at their last assessment compared to their first assessment. Residents who are categorized as “improved” on a particular domain were rated as having higher self-reliance in this area at their last assessment compared to their first assessment. Residents who are given an assessment of “maintained-low” were rated as having low self-reliance on that particular scale at their first assessment and did not show significant improvement from their first assessment to their last assessment. Residents who are given an assessment of “maintained-high” were already functioning at a high level of self-reliance on that particular scale at their first assessment and have stayed within the high self-reliance range from their first to their last assessment. In general, positive outcomes are those that we have categorized as “maintained-high” and “improved,” and negative outcomes are those that we have categorized as “maintained-low” and “declined.” The distribution of residents by outcomes on each of the stability scales is shown below (Figure 2).

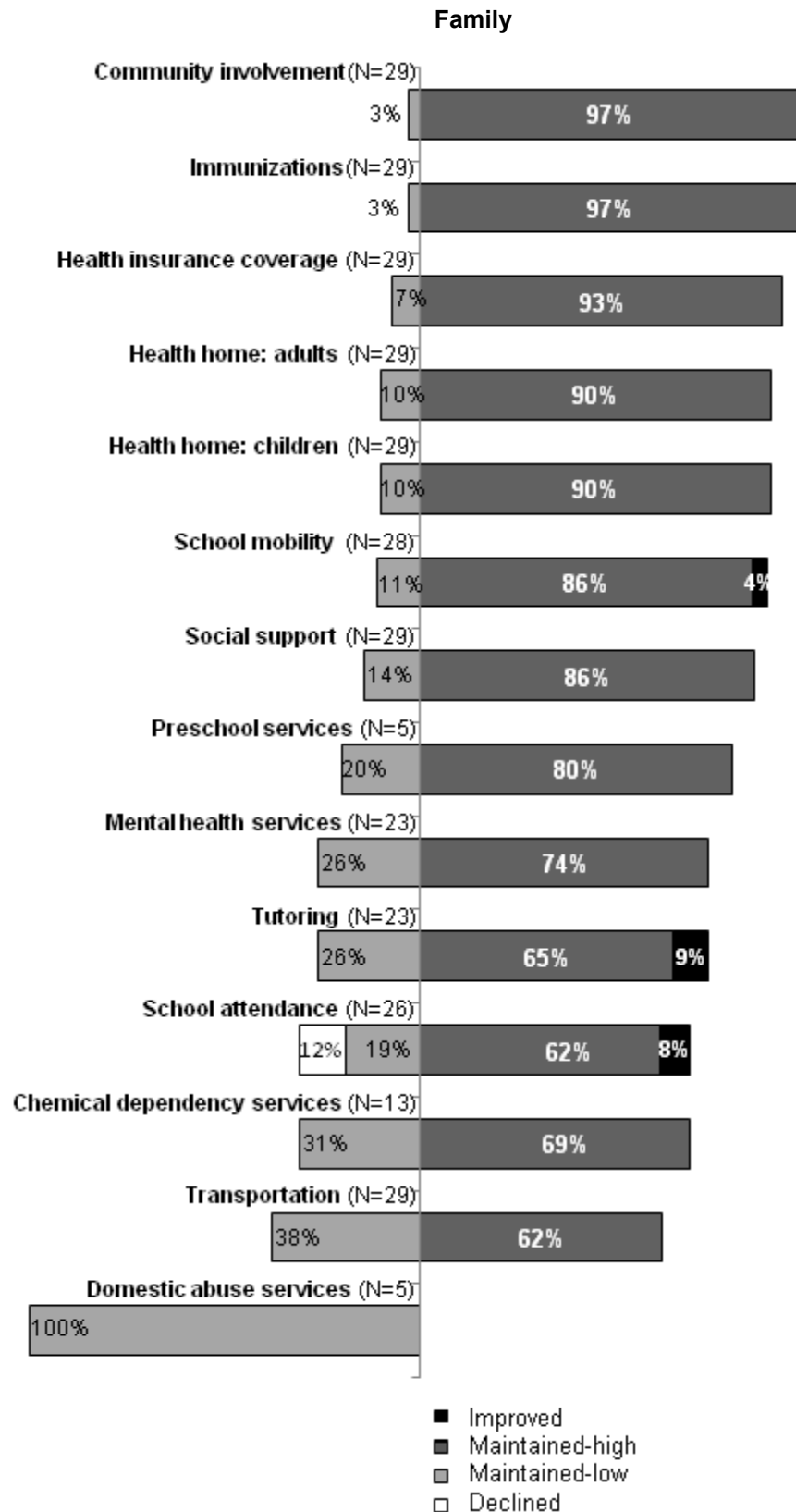
2. Change in self-reliance from first to last assessment



2. Change in self-reliance from first to last assessment (continued)



2. Change in self-reliance from first to last assessment (continued)



Data collected at Jackson Street Village

Assessments were recorded for the 31 resident heads-of-household who lived at Jackson Street Village (at any time) between June 1, 2006 and June 30, 2007. Data were first collected by staff in June 2006 for the residents who were already living at Jackson Street Village. Follow-up assessments for these residents occurred every three months after the initial assessment. For those residents who moved to Jackson Street Village during the rating period, staff completed the first assessment at intake and every three months thereafter.

Most of the scales relate to information about the resident heads-of-household and their children; however, “Current employment status” and “Current hourly wage” also include two additional residents: the domestic partners of two resident heads-of-household who were living at Jackson Street Village during the assessment period.

The number of assessments for each resident during this assessment period ranges from one to five. Two resident heads-of-household were too new to Jackson Street Village to have had a second rating by the end of June 2007, and we are therefore unable to report any self-reliance gains for these residents during this assessment period.

While it would be ideal to have ratings starting with the initial contact with the case manager, it is not possible with this study since the majority of the residents (24) moved to Jackson Street Village prior to the time that this study began. Although it may be the case that most of the gains made on the scales measured here would be made in the first year of residence, we are unable to test for this due to the small number of residents who moved to Jackson Street Village during the assessment period.

After a brief discussion of resident characteristics, the remainder of the report presents the detailed results for the assessments made between June 1, 2006 and June 30, 2007.

Resident characteristics

Of the 31 heads-of-household living at Jackson Street Village during the assessment period:

- All were women.
- 94 percent were single parents.
- 74 percent were Black, 16 percent were White, 3 percent were American Indian, and 3 percent were Asian.
- 3 percent were of Hispanic origin.
- The average age was 35.

To assess the prevalence of three issues that often jeopardize family stability, staff looked for signs that families might need help with these issues. The following numbers include those who were receiving services at the time they moved into Jackson Street Village, as well as those for whom services were recommended by Jackson Street Village staff:

- Mental health – 81 percent of residents
- Chemical dependency – 45 percent of residents
- Domestic violence – 16 percent of residents

Housing stability scales

Jackson Street Village is first and foremost a supportive housing community for formerly homeless families, designed to increase housing stability. Therefore, the housing stability scales, in general, and the Length of residence measure, in particular, are especially important. Thus, the two-year average length of residence for all residents, including a 17-month average length of residence for residents who exited in the 2007 fiscal year, is a particularly strong outcome. Overall, however, residents appear to have achieved lower levels of self-sufficiency in housing stability than the socioeconomic and family stability domains.

Length of residence

The “length of residence” scale relates to the length of time that residents had lived at Jackson Street Village as of June 30, 2007 (the end of the assessment period). Of the 24 residents who lived at Jackson Street Village during the assessment period and for whom we have at least one year of information (i.e., the resident moved in prior to June 30, 2006), 88 percent lived at Jackson Street Village for 365 days or longer. The length of residence scale is shown below.

3. Levels of self-reliance in housing stability as of June 30, 2007

	Number	Percent
Lower levels of self-reliance		
Lived at Jackson Street Village less 365 days	3	13%
Higher levels of self-reliance		
Lived at Jackson Street Village 365 to 729 days	7	29%
Lived at Jackson Street Village 730 days or more	14	58%
Total	24	

As of June 30, 2007, the average length of residence for all the residents at Jackson Street Village was 24 months (730 days). The average was 30 months (912 days) for those who had moved in prior to June 30, 2006. Eight resident heads-of-household moved out of Jackson Street Village during the assessment period. For those residents, the average length of residence at Jackson Street Village was 17 months (517 days).

4. Length of residence as of June 30, 2007

	All residents*	Residents who moved in prior to 6/30/2006	Residents who moved out of JSV between 7/1/2006 and 6/30/2007
Average (days)	730	912	517
Range (days)	274 to 1,550	274 to 1,550	334 to 1,186
Number of resident heads-of-household	31	24	8

* The statistics presented for "All residents" includes information for all residents living at JSV during the 2007 fiscal year, including those that moved in after June 30, 2007 and those who moved out between July 1, 2006 and June 30, 2007.

Housing inspections

The "housing inspections" scale relates to the number of housing inspections that the household passed in the last six months. First and last assessments of resident self-reliance on this scale are shown below.²

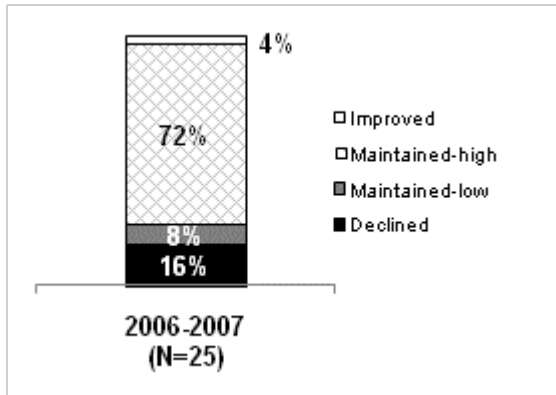
5. Levels of self-reliance in housing inspections

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Failed two or more inspections	0	0%	0	0%
Failed one inspection	3	10%	3	10%
Higher levels of self-reliance				
Passed all inspections	26	90%	26	90%
Total	29		29	

² Jackson Street Village staff indicated that it had some difficulty knowing how to properly code this scale, since it refers to the prior six months, rather than to the three months preceding the quarterly assessment. For this scale, we report changes only for those residents who have at least six months between assessments. Future assessment periods will use a modified rating form that refers to the time since the last assessment.

There are first and last assessments at least six months apart for 25 residents. Four percent improved their self-reliance on this scale, and 72 percent maintained a high level of self-reliance from the first to the last assessment. Eight percent maintained a low level of self-reliance, and 16 percent declined from the first to the last assessment (Figure 6).

6. Change in housing inspections from first to last assessment



On-time rent payment

Jackson Street Village is a project-based Section 8 permanent housing site where residents pay 30 percent of their incomes toward rent. The “on-time rent payment” scale relates to the number of times that the household paid rent on time in the last six months. First and last assessments of resident self-reliance on this scale are shown below.³

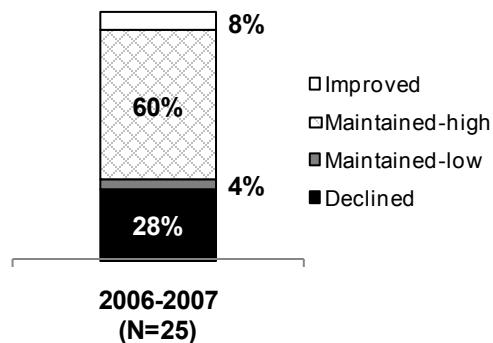
7. Levels of self-reliance in on-time rent payment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Rent late two or more times in the last 6 months	1	3%	1	3%
Rent late one time in the last 6 months	3	10%	8	28%
Higher levels of self-reliance				
Rent never late in the last 6 months	25	86%	20	69%
Total	29		29	

³ Jackson Street Village staff indicated that it had some difficulty knowing how to properly code this scale, since it refers to the prior six months, rather than to the three months preceding the rating. For this scale, we report changes only for those residents who have at least six months between assessments. Future assessment periods will use a modified rating form that refers to the time since the last assessment.

There are first and last assessments at least six months apart for 25 residents on this scale. Eight percent improved their self-reliance on this scale, and 60 percent maintained a high level of self-reliance from the first to the last assessment. Four percent maintained a low level of self-reliance and 28 percent declined from the first to the last assessment (Figure 8).

8. Change in on-time rent payment from first to last assessment



Lease compliance

The “lease compliance” scale relates to the number of times that the household violated the lease agreement in the last six months. Some lease infractions include: nonpayment of rent; nonpayment of utilities; and disturbing or harassing other residents. (A list of lease infractions is included in the Appendix.) Because nonpayment of rent is one of the more common lease infractions, the “on-time rent payment” scale and this scale are closely related. First and last assessments of resident self-reliance on the “lease compliance” scale are shown below.⁴

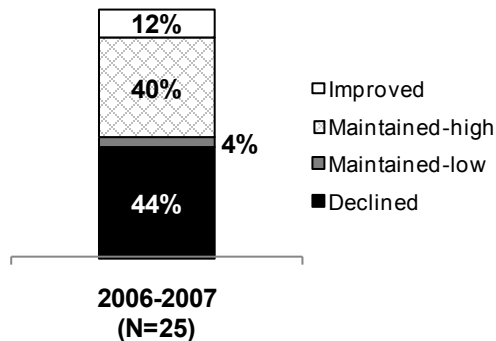
⁴ Jackson Street Village staff indicated that it had some difficulty knowing how to properly code this scale, since it refers to the prior six months, rather than to the three months preceding the rating. For this scale, we report changes only for those residents who have at least six months between assessments. Future assessment periods will use a modified rating form that refers to the time since the last assessment.

9. Levels of self-reliance in lease compliance

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Household violated lease two or more times in the last 6 months	2	7%	5	17%
Household violated lease one time in the last 6 months	4	14%	8	28%
Higher levels of self-reliance				
Household never violated lease in the last 6 months	23	79%	16	55%
Total	29		29	

There are first and last assessments at least six months apart for 25 residents on this scale. Twelve percent improved their self-reliance on this scale, and 40 percent maintained a high level of self-reliance from the first to the last assessment. Four percent maintained a low level of self-reliance, and 44 percent declined from the first to the last assessment (Figure 10).

10. Change in lease compliance from first to last rating



Tenant training

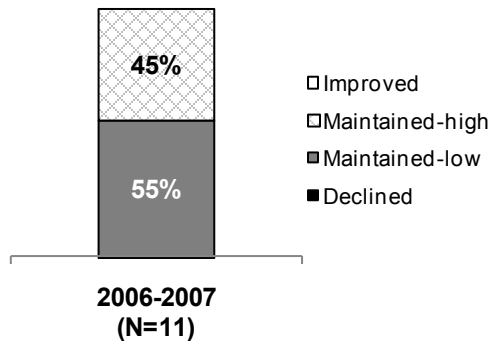
The “tenant training” scale relates to whether the resident head-of-household had attended recommended tenant training classes. An outside vendor provided tenant-training classes during the assessment period. Attending recommended classes was voluntary; however, the Property Manager can mandate residents to attend after a violation of the lease agreement. First and last assessments of resident self-reliance on this scale are shown below for those residents for whom tenant training classes were recommended.

11. Levels of self-reliance in tenant training

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Tenant training classes recommended but not attended	6	50%	6	55%
Higher levels of self-reliance				
Tenant training classes completed	6	50%	5	45%
Total	12		11	

We have first and last assessments for 11 residents for whom tenant-training classes were recommended. Of those, 45 percent maintained a high level of self-reliance; they had completed tenant-training classes by their first assessment. Fifty-five percent maintained a low level of self-reliance; tenant training was recommended by the first assessment, but not yet completed by the last assessment. No residents improved their self-reliance on this scale by attending recommended training between their first and last assessment (Figure 12).

12. Change in tenant training from first to last assessment



Socioeconomic stability scales

In general, Jackson Street Village residents appear to have achieved higher levels of self-sufficiency in the socioeconomic domain, than is the case for the housing stability domain. On the other hand, the socioeconomic domain ratings are not quite as strong as the family stability ratings.

Within the socioeconomic domain, residents appear to be most successful in obtaining the Earned Income Tax Credit and accessing child care, than improving their credit ratings or current level of education.

Hours of employment

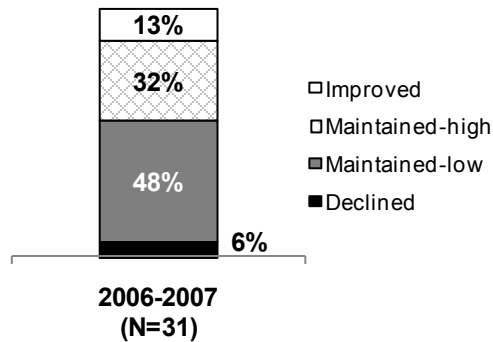
The “hours of employment” scale relates to whether or not residents are working and how many hours they are working per week. First and last assessments of resident self-reliance on this scale are shown below.

13. Levels of self-reliance in hours of employment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Unemployed	19	61%	17	55%
Higher levels of self-reliance				
Working 15 to 19 hours per week	0	0%	0	0%
Working 20 to 24 hours per week	4	13%	5	16%
Working 24 to 29 hours per week	2	6%	1	3%
Working 30 to 34 hours per week	1	3%	2	6%
Working 35 to 40 hours per week	5	16%	5	16%
Working more than 40 hours per week	0	0%	1	3%
Total	31		31	

First and last assessments of resident self-reliance are available for 29 resident heads-of-household and two domestic partners on this scale. Thirteen percent of the residents improved their self-reliance on this scale, and 32 percent maintained a high level of self-reliance from the first to the last assessment. Forty-eight percent maintained a low level of self-reliance, and 6 percent declined from the first to the last assessment (Figure 14).

14. Change in hours of employment from first to last assessment=



Hourly wage

At the first assessment there were 11 residents who were employed and for whom we have wage data. At the first assessment the average wage was \$10.14 per hour, with a range from \$6.50 per hour to \$16.00 per hour.

There were 13 residents who were employed at their last assessment and for whom we have wage data. At the last assessment, the range remained from \$6.50 per hour to \$16.00 per hour. The average wage increased slightly to \$10.47 per hour. This \$0.33 per hour average increased because one resident had a wage that increased from \$8.00 per hour to \$9.00 per hour. The other residents' wages remained the same throughout the assessment period.

Income sources

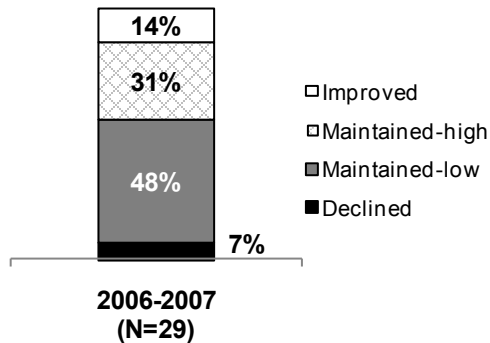
The "income sources" scale relates to the proportion of public cash benefits and earned income that make up residents' sources of household income. Public cash benefits may be from the Minnesota Family Investment Plan (MFIP), General Assistance (GA), and Supplemental Security Income (SSI). Earned income may include income from employment, Social Security Disability Insurance (SSDI), Veterans' benefits, retirement benefits, and Social Security. First and last assessments of resident self-reliance on this scale are shown below.

15. Levels of self-reliance of income sources

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
No household income	1	3%	1	3%
Public cash benefits; no earned income for any household member	16	55%	15	52%
More than half public cash benefits with some earned income	2	7%	2	7%
Higher levels of self-reliance				
More than half earned income with some public cash benefits	7	24%	7	24%
Earned income; no public cash benefits for any household member	3	10%	4	14%
Total	29		29	

First and last assessments of resident self-reliance were available for 29 residents on this scale. Fourteen percent of the residents improved their self-reliance on this scale, and 31 percent maintained a high level of self-reliance from the first to the last assessment. Forty-eight percent maintained a low level of self-reliance, and 7 percent declined from the first to the last assessment (Figure 16). In addition to the barriers to employment that are related to education and training, staff report a perceived disincentive to work by residents who receive General Assistance, Supplemental Security Income, and Social Security Disability Insurance. This perceived disincentive serves as a barrier to the efforts of JSV staff to connect residents with jobs.

16. Change in sources of income from first to last assessment



Child support

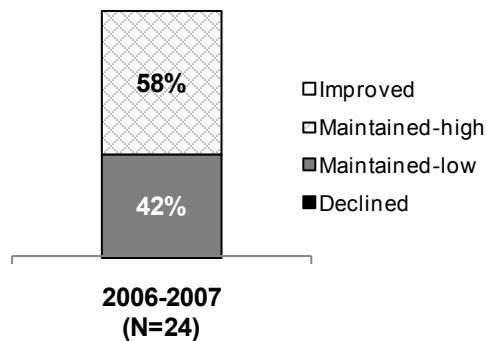
The “child support” scale relates to whether the resident is eligible for child support benefits and what proportion of their benefits they are currently receiving. First and last assessments of resident self-reliance on this scale are shown below.

17. Levels of self-reliance in child support

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Eligible; receives no income benefit	10	42%	11	44%
Higher levels of self-reliance				
Eligible; receives partial benefit	10	42%	10	40%
Eligible; receives full benefit	4	17%	4	16%
Total	24		25	

Of the 24 residents who were eligible for child support and had at least two ratings for this scale, 58 percent were receiving the benefit at both their first and last assessments. Forty-two percent were eligible, but were not receiving the child support benefit at the time of their first and last assessments. No residents improved or declined their self-reliance on this scale (Figure 18).

18. Change in child support from first to last assessment



Earned Income Tax Credit

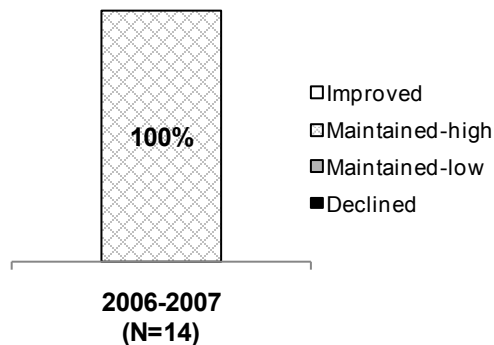
The “Earned Income Tax Credit” scale relates to whether or not residents are currently receiving the Earned Income Tax Credit. First and last assessments of resident self-reliance on this scale are shown below.⁵

19. Levels of self-reliance in Earned Income Tax Credit

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Eligible; no income benefit	0	0%	0	0%
Higher levels of self-reliance				
Eligible; applied for benefit	1	7%	0	0%
Eligible; received or receiving benefit	14	93%	14	100%
Total	15		14	

Fourteen residents were eligible to receive the Earned Income Tax Credit and had at least two assessments. All of the residents maintained a high level of self-reliance from their first to their last assessment (Figure 20).

20. Change in Earned Income Tax Credit from first to last assessment



⁵ Jackson Street Village staff indicated that it had some difficulty knowing how to properly code this scale, since some EITC recipients receive the credit once a year, and staff was asked to record it on a quarterly basis. Future assessment periods will use a modified rating form that clarifies this discrepancy.

Financial credit

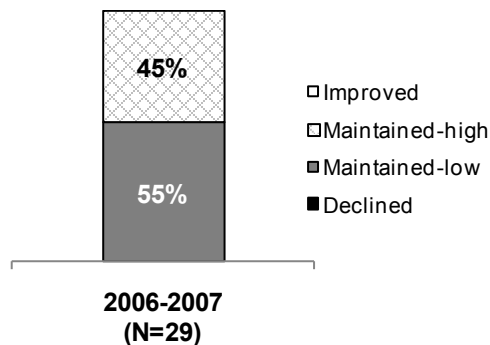
The “financial credit” scale relates to the residents’ credit assessments and their level of established credit. First and last assessments of resident self-reliance on this scale are shown below.

21. Levels of self-reliance in financial credit

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
No credit	2	7%	2	7%
Poor credit	14	48%	14	48%
Higher levels of self-reliance				
Restoring or beginning to establish credit	10	34%	10	34%
Good or restored credit	3	10%	3	10%
Total	29		29	

There are first and last assessment for 29 residents on this scale. Of those, 45 percent maintained a high level of self-reliance, and 55 percent maintained a low level of self-reliance. No residents improved or declined their self-reliance on this scale during the assessment period (Figure 22).

22. Change in financial credit from first to last rating



Access to child care

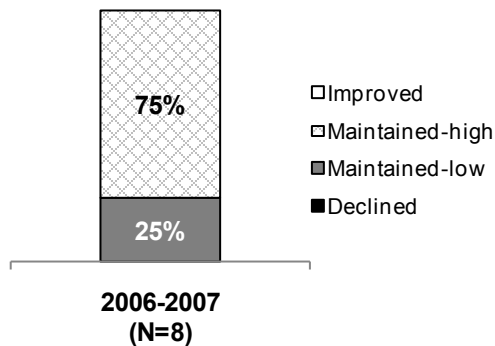
The “access to child care” scale relates to residents’ access to child care in terms of its affordability and availability. First and last assessments of resident self-reliance on this scale are shown below.

23. Levels of self-reliance in access to child care

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Child care not available	1	13%	1	13%
Child care available; inadequate to meet need	1	13%	1	13%
Higher levels of self-reliance				
Child care available; adequate with subsidy	6	75%	6	75%
Child care available; adequate without subsidy	0	0%	0	0%
Total	8		8	

There are first and last assessments for 8 residents on this scale. Six residents maintained a high level of self-reliance from the first to the last assessment. Two residents maintained a low level of self-reliance during this assessment period (Figure 24).

24. Change in access to child care from first to last assessment



Educational attainment

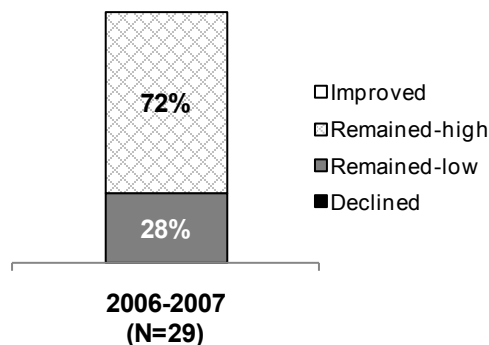
The “educational attainment” scale relates to the highest level of education that the resident has attended and completed. First and last assessments of resident self-reliance on this scale are shown below.

25. Levels of self-reliance in education level

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
No formal education	0	0%	0	0%
Eighth grade or less; no GED	2	7%	2	7%
Ninth to twelfth grade; no diploma or GED	6	21%	6	21%
Higher levels of self-reliance				
High School diploma or GED completed	15	52%	15	52%
Some College or technical school attended	6	21%	6	21%
College or technical school degree completed	0	0%	0	0%
Total	29		29	

First and last assessments of resident self-reliance are available for 29 residents on this scale. No residents attained a higher level of education during the assessment period. Seventy-two percent of the residents have received a High School diploma or GED, and the remaining 28 percent have not completed high school (Figure 26).

26. Change in educational attainment from first to last assessment



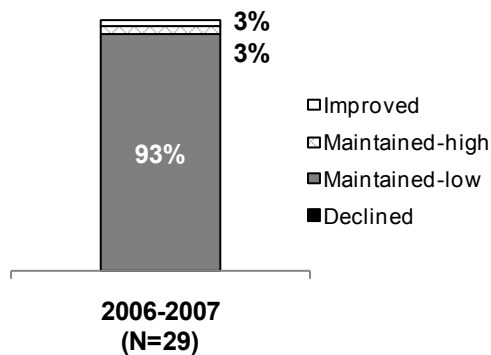
Current educational enrollment

27. Levels of self-reliance in current educational enrollment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Currently not enrolled	28	97%	27	93%
Higher levels of self-reliance				
Currently enrolled in a short term training program	0	0%	0	0%
Completed short term training program within the last 6 months	0	0%	0	0%
Currently enrolled in GED or high school courses	0	0%	0	0%
Completed GED or high school diploma within the last 6 months	0	0%	0	0%
Currently enrolled in college	1	3%	2	7%
Completed college (2- or 4-year degree) within the last 6 months	0	0%	0	0%
Total	29		29	

Of the 29 residents for whom we have two assessments on this scale, one resident improved, one resident maintained a high level of self-reliance, and the remaining 27 residents maintained a low level of self-reliance on this scale (Figure 28).

28. Change in current educational enrollment from first to last rating



Family stability scales

The family stability domain includes more scales than either of the two previous domains, and includes the highest scoring measures. During the assessment period, residents were able to maintain high levels of sufficiency on a variety of measures related to community involvement, social support, health care, and children’s education. Within this domain, gains in self-reliance for residents who have been victims of domestic violence proved to be most challenging of all the family stability scales. The deeply-rooted, complicated issues surrounding domestic abuse, in particular, make it especially difficult for victims to gain higher levels of self-reliance in this domain.

Social support

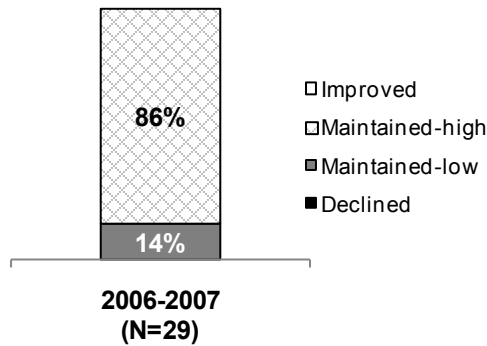
The “social support” scale relates to the amount of social support residents receive from family and friends. First and last assessments of resident self-reliance on this scale are shown below.

29. Levels of self-reliance in social support

	First rating		Last rating	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
No relatives or friends that provide social support	1	3%	1	3%
One or two relatives or friends that provide social support	3	10%	3	10%
Higher levels of self-reliance				
Three or more relatives or friends that provide social support	25	86%	25	86%
Total	29		29	

First and last assessments of resident self-reliance are available for 29 residents on this scale. Eighty-six percent of the residents maintained a high level of self-reliance from the first to the last assessment. Fourteen percent maintained a low level of self-reliance from the first to the last assessment (Figure 30).

30. Change in social support from first to last assessment



Community involvement

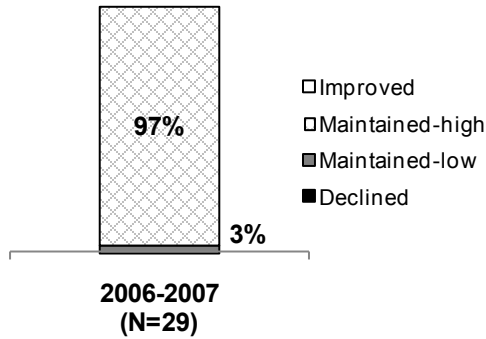
The “community involvement” scale relates to the number of times in the last six months that household members have attended community events at Jackson Street Village. First and last assessments of resident self-reliance on this scale are shown below.

31. Levels of self-reliance in community involvement

	First rating		Last rating	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Household members have not participated in any community events in the last 6 months	1	3%	1	3%
Higher levels of self-reliance				
Household members have participated in one or more community events in the last 6 months	28	97%	28	97%
Total	29		29	

There are first and last assessments at least six months apart for 29 residents on this scale. Twenty-eight residents maintained a high level of self-reliance from the first to the last assessment, and one household maintained a low level of self-reliance on this scale (Figure 32).

32. Change in community involvement from first to last rating



Transportation

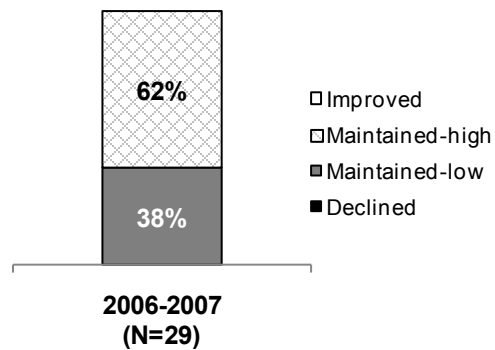
The “transportation” scale is related to the adequacy of residents’ transportation to meet daily living needs. First and last assessments of resident self-reliance on this scale are shown below.

33. Levels of self-reliance in transportation at last assessment

	First rating		Last rating	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Transportation not adequate to meet daily needs	2	7%	2	7%
Transportation adequate to meet some but not all daily needs	9	31%	9	31%
Higher levels of self-reliance				
Transportation adequate to meet daily needs	18	62%	18	62%
Total	29		29	

First and last assessments of resident self-reliance are available for 29 residents on this scale. Sixty-two percent of the residents maintained a high level of self-reliance from the first to the last assessment. Thirty-eight percent maintained a low level of self-reliance on this scale (Figure 34).

34. Change in transportation from first to last assessment



The SRAS form used at Jackson Street Village includes an item that tracks information about the type of transportation that residents use. This scale relates to whether the household relies primarily on public transportation, a mix of both public and private, or solely on private transportation. First and last answers to this item show very little change in the type of transportation used by residents during the assessment period. Since it is unclear how transportation type is associated with self-reliance, we have not included a figure showing change in residents' transportation type from the first to the last assessment.

35. Type of transportation

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Only public transportation used (family does not own a vehicle)	7	24%	6	21%
Mix of public & private transportation used (family does not own a vehicle)	7	24%	7	24%
Mix of public and private transportation used (family owns a vehicle)	2	7%	3	10%
Only private transportation used (family owns a vehicle)	13	45%	13	45%
Total	29		29	

Health insurance coverage (adults and children)

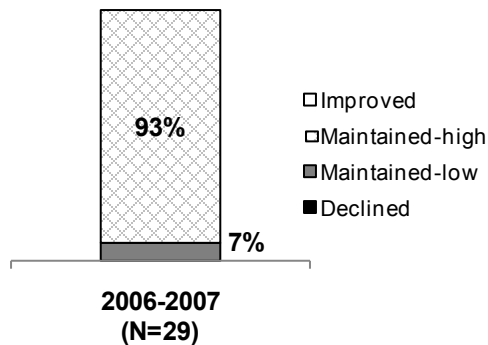
The “health insurance coverage” scale relates to the type (public vs. private) and amount of health insurance coverage currently provided to resident household members. Public insurance may include Medicaid, Medical Assistance, MinnesotaCare, or Medicare. Ninety-three percent of the residents had health insurance coverage for all household members. First and last assessments of resident self-reliance on this scale are shown below.

36. Levels of self-reliance in household health insurance coverage

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
No insurance for any household members	1	3%	1	3%
Some household members covered by public health insurance	1	3%	1	3%
Some household members covered by a combination of public and private health insurance	0	0%	0	0%
Some household members covered by private health insurance	0	0%	0	0%
Higher levels of self-reliance				
All household members covered by public health insurance	27	93%	27	93%
Mix of public and private health insurance for all household members	0	0%	0	0%
Private health insurance for all household members	0	0%	0	0%
Total	29		29	

First and last assessments of resident self-reliance are available for 29 resident households on this scale. Ninety-three percent of the residents maintained a high level of self-reliance from the first to the last assessment; they maintained public health insurance for every household member during the assessment period. Seven percent maintained a low level of self-reliance from the first to the last assessment; at least some of their household members did not have health insurance (Figure 37).

37. Change in health insurance coverage from first to last assessment



Health home (adults)

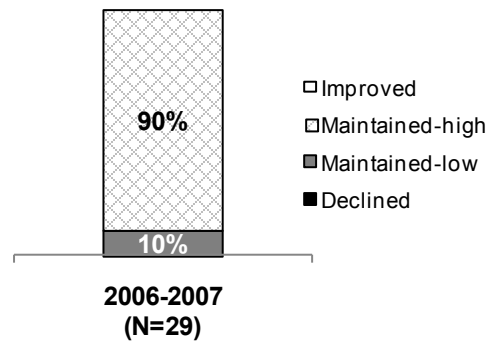
The “health home” indicator relates to whether the adults in the household have a regular doctor or clinic. Ninety percent of the residents reported having a health home at the time of the last assessment. First and last assessments of resident self-reliance are shown below.

38. Levels of self-reliance in adult’s health home

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
None of the adults in the household have a regular doctor or clinic	3	10%	3	10%
Some of the adults in the household have a regular doctor or clinic	0	0%	0	0%
Higher levels of self-reliance				
All of the adults in the household have a regular doctor or clinic	26	90%	26	90%
Total	29		29	

First and last assessments of resident self-reliance are available for 29 residents on this scale. Ninety percent of the residents maintained a high level of self-reliance from the first to the last assessment; all of the adults those households had a regular doctor or clinic throughout the assessment period. Ten percent maintained a low level of self-reliance during the assessment period; none of the adults in those households had a health home at the first and last assessments (Figure 39).

39. Change in health home from first to last assessment



Mental health services (adults)

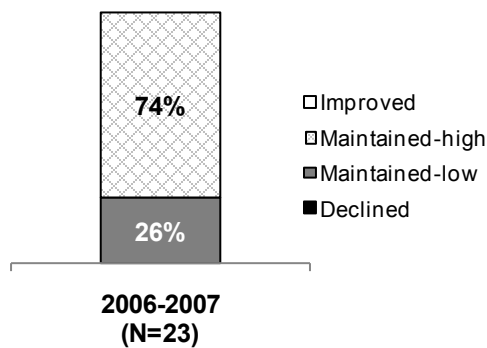
The “mental health services” indicator relates to whether the resident heads-of-household who require mental health services are receiving them or in the process of receiving them. The assessments capture whether residents with mental health issues have completed an assessment, received a referral, or are receiving mental health services. Eighty-eight percent of the resident who needed mental health services had completed assessments and received referrals at the last assessment. Of those, 82 percent were receiving services. First and last assessments of resident self-reliance on this scale are shown below.

40. Levels of self-reliance in mental health services

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Mental health assessment recommended but not completed	4	17%	3	13%
Mental health assessment completed and referral made, but no services received	3	13%	3	13%
Higher levels of self-reliance				
Mental health services received	17	71%	17	74%
Total	24		23	

For this scale, there were 23 residents with a first and last assessment and for whom mental health services were recommended. Seventy-four percent of the residents maintained a high level of self-reliance from the first to the last assessment. Twenty-six percent maintained a low level of self-reliance from the first to the last assessment (Figure 41).

41. Change in mental health services from first to last rating



Chemical dependency services (adults)

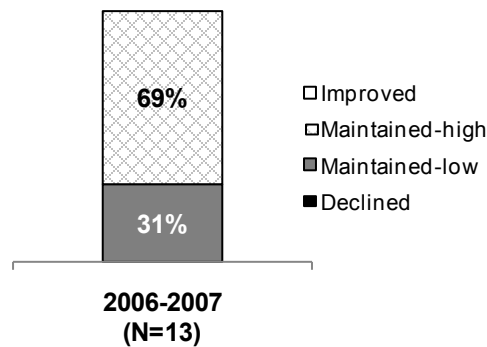
The “chemical dependency services” scale relates to whether the resident heads-of-household who need chemical dependency services have completed an assessment and are being provided with mental health services by outside service providers. Sixty-four percent of residents with chemical dependency issues have received a referral and are receiving services for their dependency. First and last assessments of this indicator are shown below.

42. Levels of self-reliance in chemical dependency services

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Chemical dependency assessment recommended but not completed	4	31%	4	31%
Chemical dependency assessment completed and referral made, but no services yet received	0	0%	0	0%
Higher levels of self-reliance				
Chemical dependency services being provided	9	69%	9	69%
Total	13		13	

First and last assessments were available for 13 residents for whom chemical dependency services were recommended. Sixty-nine percent of the residents maintained a high level of self-reliance from the first to the last assessment; they were receiving chemical dependency services throughout the assessment period. Thirty-one percent maintained a low level of self-reliance from the first to the last assessment; they had not completed a chemical dependency assessment at the last rating (Figure 43).

43. Change in chemical dependency services from first to last rating



Domestic abuse services (adults)

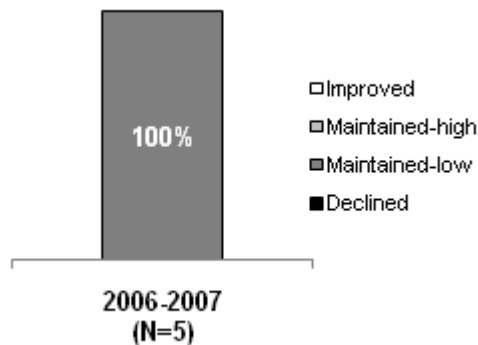
The “domestic abuse services” indicator relates to whether the resident heads-of-household who have domestic abuse issues present in the family have addressed the issues, received a referral, and are being provided with domestic abuse services. First and last assessments of this scale are shown below.

44. Levels of self-reliance in domestic abuse at last assessment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Domestic abuse issues present in family, but issues not currently addressed	4	80%	4	80%
Domestic abuse issues present in family and referral made for supportive services, but no services received	1	20%	1	20%
Higher levels of self-reliance				
Domestic abuse issues present in family and services being provided	0	0%	0	0%
Total	5		5	

For this scale, there were five residents with a first and last assessment for whom domestic abuse services were recommended. All of the residents maintained a low level of self-reliance on this scale; they had not received services by the time of their last rating (Figure 45).

45. Change in domestic abuse services from first to last rating



Health home (children)

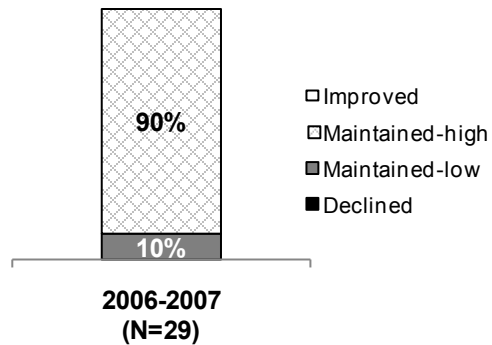
The “children’s health home” scale relates to whether the children in the household have a regular doctor or clinic. Ninety percent of the households included children who all have a health home at the time of the last assessment. First and last assessments of resident self-reliance on this scale are shown below.

46. Levels of self-reliance in children’s health home

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
None of the children in the household have a regular doctor or clinic	2	7%	2	7%
Some of the children in the household have a regular doctor or clinic	1	3%	1	3%
Higher levels of self-reliance				
All of the children in the household have a regular doctor or clinic	26	90%	26	90%
Total	29		29	

First and last assessments of resident self-reliance are available for 29 residents on this scale. Ninety percent of the residents maintained a high level of self reliance on this scale; all of the children in these households had a regular doctor or clinic. The remaining 10 percent of residents maintained a low level of self reliance on this scale; some or all of the children in these households did not have a health home during the assessment period (Figure 47).

47. Change in children’s health home from first to last rating



Immunizations (children)

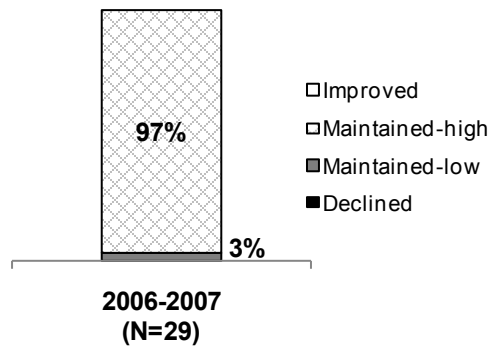
The “children’s immunizations” scale relates to whether the age-appropriate immunizations for children in the household are up-to-date. Ninety-seven percent of residents had children who had all been immunized as recommended. One resident had at least one child whose immunizations are not up-to-date. First and last assessments of resident self-reliance on this scale are shown below.

48. Levels of self-reliance in children’s immunizations

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Immunizations are not up-to-date for any of the children in the household	0	0%	0	0%
Immunizations are up-to-date for some but not all of the children in the household	1	3%	1	3%
Higher levels of self-reliance				
Immunizations are up-to-date for all of the children in the household	28	97%	28	97%
Total	29		29	

First and last assessments of resident self-reliance are available for 29 residents on this scale. Twenty-eight of the residents maintained a high level of self reliance on this scale; all of the children in these households had been immunized as recommended at the first and last assessment. The remaining resident maintained a low level of self reliance; some, but not all of the children in this household had up-to-date immunizations at the first or the last assessment (Figure 49).

49. Change in immunizations from first to last assessment



Tutoring (children)

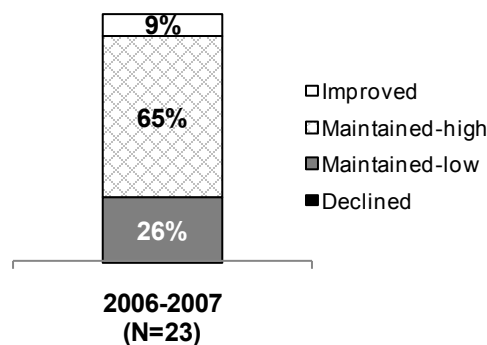
The “tutoring” indicator relates to the number of times in the last 6 months that school-age children have participated in Jackson Street Village tutoring. Eighty-six percent of the households with school-age children had children who had participated in tutoring in the last six months at the time of the last assessment. First and last assessments of resident self-reliance on this scale are shown below.

50. Levels of self-reliance in tutoring

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
School-age children have not participated in Jackson Street Village tutoring during the last 6 months	5	19%	4	15%
School-age children have participated in Jackson Street Village tutoring four or fewer days during the last 6 months	5	19%	4	15%
Higher levels of self-reliance				
School-age children have participated in Jackson Street Village tutoring five or more days during the last 6 months	16	62%	18	69%
Total	26		26	

There are first and last assessments at least six months apart for 23 residents on this scale. Nine percent of the residents improved their self-reliance on this scale; school-age children in these households increased the number of times that they participated in tutoring from the first to the last assessment. Sixty-five percent maintained a high level of self-reliance from the first to the last assessment; school-age children in these households participating in tutoring five or more days over the last six months at their first and last rating. Twenty-six percent of the residents maintained a low level of self-reliance on this scale; school-age children in these households participated in fewer than five days in the last six months at the first and last assessments (Figure 51).

51. Change in tutoring from first to last assessment



Enrollment in preschool (children)

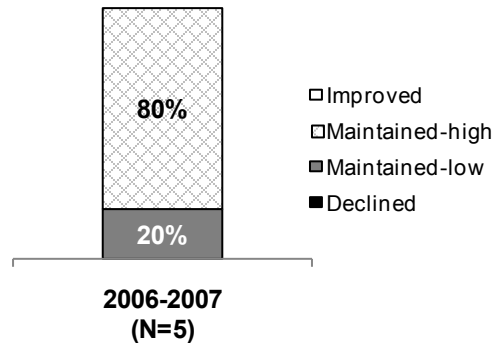
The “enrollment in preschool” scale relates to whether the children in the household who are eligible for preschool are enrolled. Only six households had preschool-age children. First and last assessments of resident self-reliance on this scale are shown below.

52. Levels of self-reliance in preschool enrollment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
None of the eligible children in the household are enrolled in preschool	0	0%	1	17%
Some but not all of the eligible children in the household are enrolled in preschool	1	20%	1	17%
Higher levels of self-reliance				
All of the eligible children in the household are enrolled in preschool	4	80%	4	67%
Total	5		6	

First and last assessments of resident self-reliance are available for five residents on this scale. Four households maintained a high level of self-reliance on this scale; all of the children in these households who were eligible to enroll in preschool were enrolled. The remaining household maintained a low level of self-reliance; some, but not all of the children in this household were enrolled in preschool at the first and at the last assessment (Figure 53).

53. Change in enrollment in preschool from first to last assessment



School attendance (children)

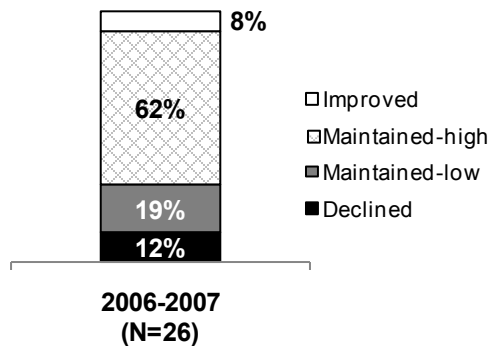
The “school attendance” scale relates to the number of days of school that were missed by school-age children in the household during the last month. Eighty-two percent of households with school-age children included children that had missed fewer than three days of school during the last month at the last assessment. First and last assessments of resident self-reliance on this scale are shown below.

54. Levels of self-reliance in school attendance

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Three or more days missed days during the last month	7	26%	5	19%
Higher levels of self-reliance				
One or two days missed during the last month	13	48%	17	65%
No days missed during the last month	7	26%	4	15%
Total	27		26	

First and last assessments of resident self-reliance are available for 26 residents on this scale. Five percent of the resident improved from the first to the last assessment; children in these households missed fewer days of school in the month preceding the last assessment, than they did during the month preceding the first assessment. Sixty-two percent of the residents maintained a high level of self-reliance on this scale; the children in these households missed fewer than three days of school in the month preceding the first and last assessment. Nineteen percent of the residents maintained a low level of self-reliance on this scale, and 12 percent of the households declined from the first to the last assessment (Figure 55).

55. Change in school attendance from first to last assessment



School mobility (children)

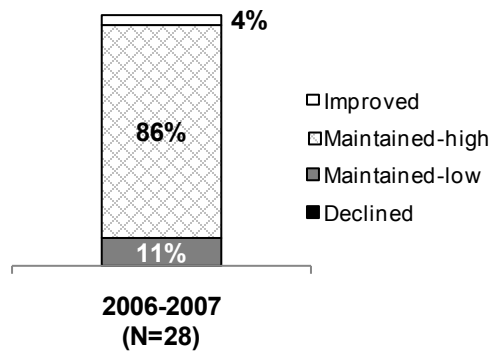
The “school mobility” scale relates to the number of schools the children in the household attended during the entire previous school year. First and last assessments of resident self-reliance on this scale are shown below.

56. Levels of self-reliance in school mobility

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Lower levels of self-reliance				
Three or more schools for entire previous school year	0	0%	0	0%
Two schools for entire previous school year	4	14%	3	11%
Higher levels of self-reliance				
One school for entire previous school year	25	86%	25	89%
Total	29		28	

First and last assessments of resident self-reliance are available for 28 residents on this scale. Four percent of the resident households improved their self-reliance on this scale; the children in this households experienced less mobility in the year preceding the last assessment than they had in the year preceding the first assessment. Eighty-six percent of the residents maintained a high level of self-reliance on this scale; the children in these households remained in one school for the entire school year preceding the first and last assessments. Eleven percent maintained a low level of self-reliance on this scale (Figure 57).

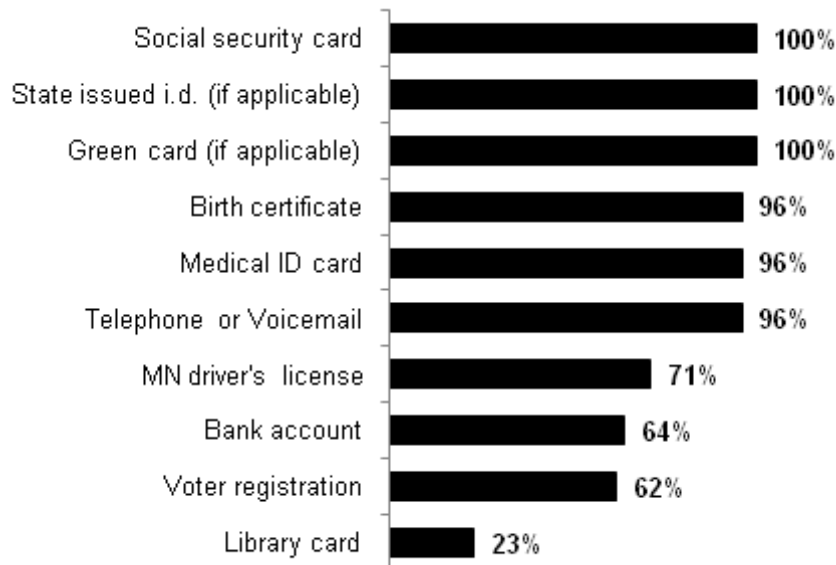
57. Change in school mobility from first to last assessment



Community credentials

The “community credentials” scale relates to whether or not residents have certain governmental, financial, corporate, and organizational credentials that help to achieve a higher level of self-reliance. At each assessment, staff record whether or not residents have a Social Security card, a Minnesota drivers license, a State-issued identification card (for residents without a Minnesota driver’s license), a voter registration card, a birth certificate, a medical identification card, telephone services or voicemail access, a library card, a bank account, and a Green Card (for residents who are not citizens of the United States).

At the last assessment, all of the residents had a Social Security card and a state issued identification card (either a Minnesota state identification card or a Minnesota driver’s license). The one resident who needed a Green Card had one, and the vast majority of residents had a birth certificate, a medical identification card, and telephone service or access to voicemail at the last assessment (Figure 58).

58. Percent of residents that have community credential at last assessment

There was very little improvement relating to community credentials from the first to the last assessment. This is probably due to the fact that the percentage of residents having a necessary community credential at the first rating was already very high for most of the credentials. There were a few changes; however, one resident obtained a medical identification card during the assessment period, and another resident lost telephone service or voicemail access from the first to the last rating.

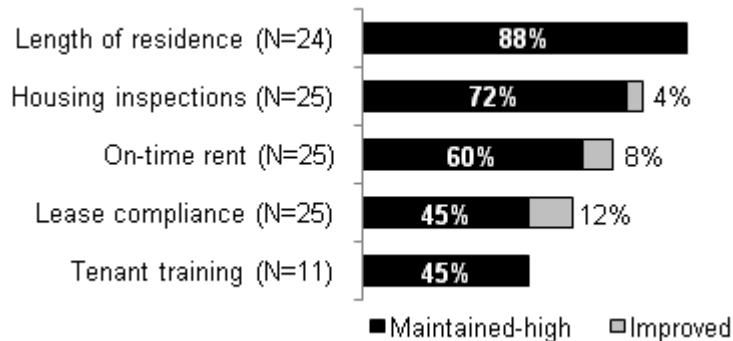
Summary of results

Overall, the results described above show the stabilizing impact of Jackson Street Village supportive housing community. The population served by Jackson Street Village is made up of families that are previously homeless and precariously housed. Despite the significant barriers these families face, *the majority* of residents either maintained a high-level of self-reliance or improved from their first to their last assessment on 20 of the 26 self-reliance scales.

Residents' self-reliance as it relates to housing stability appears to have been impacted by Jackson Street Village. Eighty-eight percent of residents had been living at Jackson Street Village for at least one year at the time of their last assessment. Sixty-two percent of the families had been living at Jackson Street Village for at least two years at the time of their last assessment.

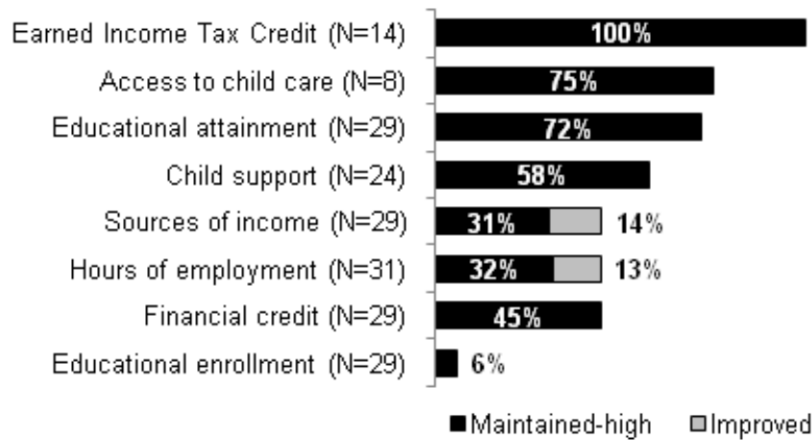
The housing stability scales that need the most improvement are those relating to housing inspections, late rent, lease infractions, and tenant training. The domains relating to housing inspections, late rent, and lease infractions showed the largest percent of residents who “declined” from the first to the last assessment of any other self-reliance scale collected.

59. Percent of residents that have “maintained-high” and “improved” on the housing stability scales



Looking at residents’ socioeconomic self-reliance, we see that the scales relating to the Earned Income Tax Credit, access to childcare, and educational attainment have the highest percentage of residents who either improved or maintained a high level of self-reliance from the first to the last rating. Forty-five percent of the residents either improved or maintained the same hours of weekly employment from their first to their last assessment. Similarly, 45 percent of the residents either became less reliant on public cash benefits, or maintained a high level of self-reliance in which more than half of their household income was earned. On the down side, a large percentage of residents remained unemployed and relied on public cash benefits throughout the assessment period, and had poor financial credit. Additionally, very few residents were engaged in educational pursuits during the assessment period.

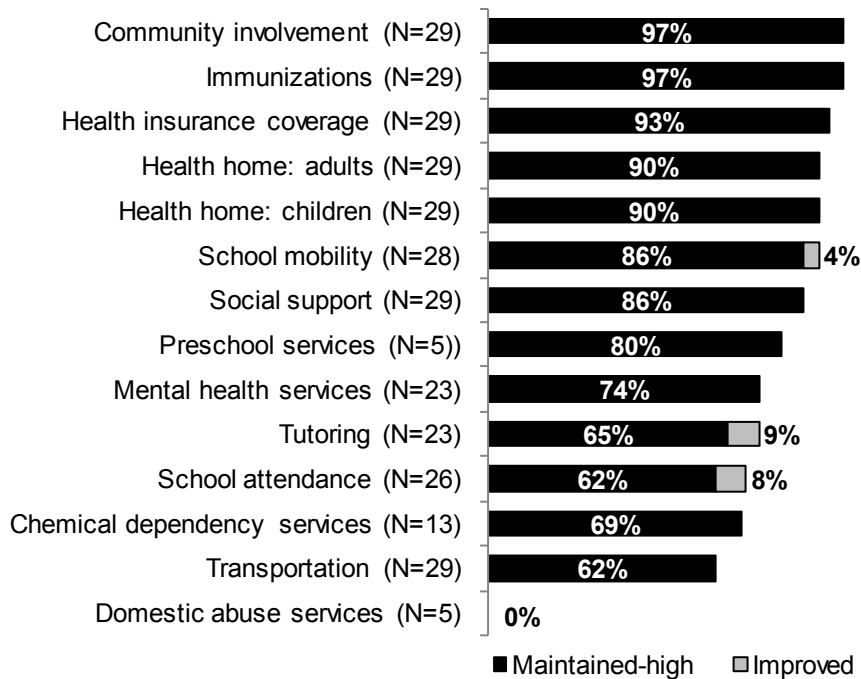
60. Percent of residents that have “maintained-high” and “improved” on the socioeconomic stability scales



Results from the family stability scales show that community involvement, children’s immunizations, and family health insurance coverage were the areas in which the highest proportion of residents had either improved or maintained a high level of self-reliance from the first to the last rating. The “Domestic abuse services” scale showed the least amount of self-reliance relative to the other family stability scales; none of the residents in need of domestic abuse services had received them by the last assessment.

The children living at Jackson Street Village have a high level of well-being as it relates to the self-reliance scales. Ninety-seven percent of the households have children who have been immunized as recommended; ninety percent of the children have a regular doctor or clinic; 71 percent of the households have children who regularly participate in tutoring; and 82 percent of the households have children with a good record of school attendance.

61. Percent of residents that have “maintained-high” and “improved” on the family stability scales



As noted earlier, the SRAS data indicates that the vast majority of residents have the community credentials that they need to become increasingly self-reliant. All of the residents have social security cards and a state issued identification card. Nearly all of the residents have a birth certificate, a medical identification card, and telephone service or access to voicemail.

Conclusion and ideas to consider

The self-reliance achievement scale used in this report shows that residents at Jackson Street Village, on average, have maintained a relatively high level of self-sufficiency in each of the three domains that we considered: housing stability, socioeconomic stability, and family stability. The scales measuring length of residence at Jackson Street Village, community involvement, child immunizations, family health insurance coverage, and health home for both adult and child residents, show the largest percentage of residents maintaining a high level of self-reliance.

The scales showing the lower percentages of resident achieving high self-reliance are those relating to late rent, lease infractions, hours of employment, sources of income, credit ratings, and transportation. The lowest ratings of all relate to tenant training, educational enrollment, and participation in domestic abuse services for those who need them. These low ratings suggest that Wilder should consider ways of encouraging resident participation in each of these types of services. Offering additional tenant training, for example, may have the added benefit of increasing positive outcomes in the areas of rent payment and lease infractions.

It is difficult to interpret the results of the self-reliance gains of the residents at Jackson Street Village in the absence of a comparison group of similarly-situated people who were not a part of this supportive housing community. However, there are a few comparative statistics that point toward the success of the community in stabilizing residents housing and contributing to their overall self-reliance and well-being.

When compared to homeless families, the families at Jackson Street Village appear to fare markedly better in terms of health insurance coverage, housing stability, and school mobility.

- Ninety-three percent of the households at Jackson Street Village had all members covered by health insurance. That percentage is likely even higher for individual residents. In contrast, *Wilder Research's* 2006 statewide homelessness survey found that 69 percent of homeless adults in Minnesota had health care coverage.⁶
- A 1999 National Center on Family Homelessness report found that 97 percent of homeless children moved in a single year; many up to three times.⁷ Children housed at Jackson Street Village have a higher level of well-being in terms of housing

⁶ Wilder Research. *Overview of homelessness in Minnesota 2006: Key facts from the statewide survey*, March 2007.

⁷ National Center on Family Homelessness. *Homeless Children: America's New Outcasts*, 1999.

stability when compared to homeless children. The average length of residence for households at Jackson Street Village was one year and three months, by the end of the assessment period.

- According to a national survey of homeless families, 44 percent of homeless children in the Midwest transferred schools at least once, and 35 percent of these students transferred twice or more.⁸ In contrast, 11 percent of the households at Jackson Street Village had children who transferred schools in the past year; with no households containing children who transferred twice or more.

While it is difficult to determine the extent to which the positive results at Jackson Street Village are a direct effect of living in this supportive housing community, and the extent to which they are a result of differences in location, timing and measurement; these comparisons are *suggestive of* positive outcomes in the self-reliance and well-being of the residents at Jackson Street Village as a direct result of living in the supportive housing community.

There are a few additional benefits of the self-reliance achievement scale as it is used at Jackson Street Village. The tool has already been proven valuable to the case managers on site as a case management instrument. It provides a structure around which to check-in with residents, and a way to see gains and declines in a concrete, observable way. The staff at Jackson Street Village has requested an additional series of tables showing each individual's progress on each of the scales we measure. Using these tables, the case managers and the residents will be able to target the areas that are most in need of attention for each household.

From the broader research perspective, the tool is useful in identifying domains in which less progress has been made toward self-sufficiency relative to other domains. It can also be used to identify clusters of domains that appear to progress jointly, with the added benefit of self-reinforcing gains across domains. This will help supportive housing community administrators identify the specific areas that will be the best use of resources.

Finally, the tool will be useful in tracking progress over extended periods of time as additional years of assessments are added to this first year of assessments. With additional assessment periods, we will be able to determine if there are any patterns in progress toward self-sufficiency that are correlated with the length of time that residents remain at Jackson Street Village, and possibly identify characteristics of clients that relate to faster or slower progress on the domains measured here.

⁸ The Institute for Children and Poverty. *Homeless in America, Part Two: A Statistical Reader*, 2005.

Appendix

Jackson Street Village Status codes

Notice of Infraction

Jackson Street Village Status codes

1a-d. Current employment status (for all adults in household)

- 1=Unemployed
- 2=Working < 15 hrs/week
- 3=Working 15 - 19 hrs/week
- 4=Working 20 - 24 hrs/week
- 5=Working 25 - 29 hrs/week
- 6=Working 30 - 34 hrs/week
- 7=Working 35 - 40 hrs/week
- 8=Working > 40 hrs/week
- 9=Unable to work/retired
- 10=Not applicable (no adult like this in household)

2a-d. Current hourly wage (for all adults in household)

Write in \$ amount OR

- 9=Not applicable

3. Current income sources (NOTE: Public cash benefits include MFIP, GA & SSI. Earned income includes employment income, SSDI, Veterans' benefits, Retirement benefits, Social Security.)

- 1=No income
- 2=Public cash benefits/no earned income
- 3=More than 50% public cash benefits/some earned income
- 4=More than 50% earned income/some public cash benefits
- 5=Earned income/no public cash benefits

4a. Education level– Head of Household

- 1=No formal education
- 2=8th grade or less, no GED
- 3=9th – 12th grade, no diploma or GED
- 4=High school diploma or GED
- 5=Some college or technical school
- 6=College or technical school degree

4b. Current education– Head of Household

- 1=No current education programs
- 2=Currently enrolled in a short-term training program
- 3=Currently enrolled in GED or high school courses
- 4=Currently enrolled in college
- 5=Completed short-term training within last 6 months
- 6=Completed GED or high school diploma within last 6 months
- 7=Completed college (2- or 4-year degree) within last 6 months

5. Child Support

- 1=Eligible for child support, no income benefit
- 2=Eligible for child support, partial benefit received
- 3=Eligible for child support, full benefit received
- 9=Not applicable

6. Earned Income Tax Credit (EITC)

- 1=Eligible for EITC, not applied
- 2=Applied (but not yet received) EITC
- 3=Received or receiving EITC
- 9=Not eligible for EITC

7. Credit

- 1=No credit
- 2=Poor credit
- 3=Restoring credit or beginning to establish credit
- 4=Good credit or credit restored

8. Housing stability

Record intake date

9a. Housing inspections

- 1=Household has passed all housing inspections during last 6 months
- 2=Household has failed one housing inspection during last 6 months
- 3=Household has failed two or more housing inspections during last 6 months
- 9=Not applicable (no housing inspections during last 6 months)

9b. Late rent

- 1=Household has paid rent on time every month during last 6 months
- 2=Household has paid rent late once during last 6 months
- 3=Household has paid rent late two or more times during last 6 months

9c. Lease infractions

- 1=Household has not violated lease during last 6 months
- 2=Household has violated lease once during last 6 months
- 3=Household has violated lease two or more times during last 6 months

10. Tenant training

- 1=Tenant training class(es) recommended but not yet attended
- 2=Participant completed tenant training class(es)
- 9=Not applicable/tenant training classes not needed

11. Child care

- 1=No child care available
- 2=Child care available but inadequate to meet need
- 3=Child care available and adequate with subsidy
- 4=Child care available and adequate without subsidy
- 9=No child care needed/not applicable

12a. Transportation

- 1=Transportation not adequate to meet daily needs
- 2=Transportation adequate to meet some but not all daily needs
- 3=Transportation adequate to meet all daily needs

12b. Transportation

- 1=Only public transportation used (family does not own a vehicle)
- 2=Mix of public and private transportation used (family does not own a vehicle)
- 3= Mix of public and private transportation used (family owns a vehicle)
- 4=Only private transportation used (family owns a vehicle)

13. Social support

- 1=Household has no relatives or friends that provide social support
- 2=Household has one or two relatives or friends that provide social support
- 3=Household has three or more relatives or friends that provide social support

14. Attends community events

- 1=Household members have not participated in any events at JSV during last 6 months
- 2=Household members have participated in one or more events at JSV during last 6 months

15. Children participate in tutoring

- 1=School-age children have not participated in JSV tutoring during last 6 months
- 2=School-age children have participated in JSV tutoring four or fewer days during last 6 months
- 3=School-age children have participated in JSV tutoring five or more days during last 6 months
- 9=No school-age children in household

16. Child protection

- 1=Child protection case open-child/children not with parent
- 2=Child protection case open-child/children with parent
- 3=Child protection case closed
- 4=Not applicable/family does not have a child protection case (open or closed)

17. Household health care coverage (NOTE: Public insurance includes Medicaid, Medical Assistance, MinnesotaCare, and Medicare)

- 1=No insurance for any household members
- 2=Public health insurance benefits for some household members
- 3=Public health insurance benefits for all household members
- 4=Mix of public and private insurance for some household members
- 5=Mix of private and private insurance all household members
- 6=Private insurance benefits for some household members
- 7=Private insurance for all household members

18. Child's immunization

- 1=Immunizations (age appropriate) are not up-to-date for any of the children in the household
- 2=Immunizations (age appropriate) are up-to-date for some but not all of the children in the household
- 3=Immunizations (age appropriate) are up-to-date for all of the children in the household

19. Health home--children

- 1=None of the children in the household have a regular pediatrician or clinic
- 2=Some but not all of the children in the household have a regular pediatrician or clinic
- 3=All of the children in the household have a regular pediatrician or clinic

20. Health home--Adults

- 1=None of the adults in the household have regular doctor or clinic
- 2=Some but not all of the adults in the household have a regular doctor or clinic
- 3=All of the adults in the household have a regular doctor or clinic

21. Enrollment in pre-school programs

- 1=None of the eligible children are enrolled in pre-school services
- 2=Some but not all of the eligible children are enrolled in pre-school services
- 3=All eligible children are enrolled in pre-school services
- 9=Not applicable/no children eligible for pre-school services

22a. School attendance scale

- 1=0 days missed during last month
- 2=1 or 2 days missed during last month
- 3=3 or more days missed during last month
- 9=Not applicable/no children in school currently

22b. School mobility

- 1=1 school for entire previous school year
- 2=2 schools for entire previous school year
- 3=3 or more schools for entire previous school year

22c. Reason for school change

- 1=None of the school-age children changed school during the current school year
- 2=Discipline/behavior problems
- 3=Convenience/location
- 4=Better school quality
- 5=Other reason

23. Mental health assessment (adults only)

- 1=Mental health assessment recommended but not completed
- 2=Mental health assessment completed and appropriate referral made, no services received
- 3=Mental health services being provided
- 9=No mental health services needed

24. Chemical dependency assessment (adults only)

- 1=Chemical dependency assessment recommended but not completed
- 2=Chemical dependency assessment completed and appropriate referral made
- 3=Chemical dependency support services being provided
- 9=No chemical dependency support services needed

25. Domestic abuse (adults only)

- 1=Domestic abuse issues present in family – not currently addressed
- 2=Referral made for supportive services, no services received
- 3=Domestic abuse services being provided
- 9=No domestic abuse services are needed

