

# Jackson Street Village Supportive Housing Community

*Results of self-reliance assessments, fiscal  
year 2009*

**AUGUST 2010**

# Jackson Street Village Supportive Housing Community

*Results self-reliance assessments, fiscal year 2009*

**August 2010**

**Prepared by:**

Emily Warren and Craig Helmstetter

Wilder Research  
451 Lexington Parkway North  
Saint Paul, Minnesota 55104  
651-280-2700  
[www.wilderresearch.org](http://www.wilderresearch.org)

# Contents

Summary.....	1
Introduction.....	4
Jackson Street Village.....	4
Measuring gains in self-reliance and stability .....	4
Fiscal year 2009 residents.....	6
Resident characteristics.....	6
Housing stability .....	7
Socioeconomic stability scales .....	13
Hours of employment .....	14
Hourly wage.....	15
Income sources.....	15
Child support.....	16
Earned Income Tax Credit.....	17
Financial credit.....	18
Access to child care .....	19
Educational attainment.....	20
Current educational enrollment.....	21
Family stability scales.....	22
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
Domestic abuse services (adults).....	32
Health home (children) .....	33
Immunizations (children).....	34
Tutoring (children).....	35
Enrollment in preschool (children) .....	36

# Contents (continued)

School attendance (children).....	37
School mobility (children) .....	38
Community credentials .....	39
Long-term and short-term residents.....	41
Housing stability scales.....	41
Socioeconomic scales .....	43
Family stability scales.....	44
Conclusion and ideas to consider.....	47
Appendix.....	49
Average score on stability scales from first to last assessment .....	51
Jackson Street Village Status codes.....	52
Notice of Infraction.....	56

# Figures

1. Percent of residents that have “maintained-high” and “improved” on the housing stability scales .....	2
2. Percent of residents that have “maintained-high” and “improved” on the socioeconomic stability scales .....	2
3. Percent of residents that have “maintained-high” and “improved” on the family stability scales .....	3
4. Change in self-reliance from first to last assessment: Housing domain .....	7
5. Length of residence as of June 30, 2008 .....	8
6. Levels of self-reliance in housing stability as of June 30, 2009 .....	8
7. Levels of self-reliance in housing inspections .....	9
8. Change in housing inspections from first to last assessment .....	9
9. Levels of self-reliance in on-time rent payment .....	10
10. Change in on-time rent payment from first to last assessment .....	10
11. Levels of self-reliance in lease compliance .....	11
12. Change in lease compliance from first to last rating .....	11
13. Levels of self-reliance in tenant training .....	12
14. Change in tenant training from first to last assessment .....	12
15. Change in self-reliance from first to last assessment – Socioeconomic domain .....	13
16. Levels of self-reliance in hours of employment .....	14
17. Change in hours of employment from first to last assessment .....	14
18. Levels of self-reliance of income sources .....	15
19. Change in sources of income from first to last assessment .....	16
20. Levels of self-reliance in child support .....	16
21. Change in child support from first to last assessment* .....	17
22. Levels of self-reliance in Earned Income Tax Credit .....	17
23. Change in Earned Income Tax Credit from first to last assessment .....	18
24. Levels of self-reliance in financial credit .....	18
25. Change in financial credit from first to last rating .....	19
26. Levels of self-reliance in access to child care .....	19
27. Change in access to child care from first to last assessment .....	20
28. Levels of self-reliance in education level .....	20

## Figures (continued)

29. Change in educational attainment from first to last assessment .....	21
30. Levels of self-reliance in current educational enrollment.....	21
31. Change in current educational enrollment from first to last rating.....	22
32. Change in self-reliance from first to last assessment – Family domain .....	23
33. Levels of self-reliance in social support .....	24
34. Change in social support from first to last assessment .....	24
35. Levels of self-reliance in community involvement .....	25
36. Change in community involvement from first to last rating.....	25
37. Levels of self-reliance in transportation at last assessment .....	26
38. Change in transportation from first to last assessment .....	26
39. Type of transportation.....	27
40. Levels of self-reliance in household health insurance coverage.....	28
41. Change in health insurance coverage from first to last assessment .....	29
42. Levels of self-reliance in adult’s health home .....	29
43. Change in health home from first to last assessment.....	30
44. Levels of self-reliance in mental health services .....	30
45. Change in mental health services from first to last rating .....	31
46. Levels of self-reliance in chemical dependency services .....	31
47. Change in chemical dependency services from first to last rating.....	32
48. Levels of self-reliance in domestic abuse at last assessment.....	32
49. Change in domestic abuse services from first to last rating.....	33
50. Levels of self-reliance in children’s health home .....	33
51. Change in children’s health home from first to last rating .....	34
52. Levels of self-reliance in children’s immunizations.....	34
53. Change in immunizations from first to last assessment.....	35
54. Levels of self-reliance in tutoring.....	35
55. Change in tutoring from first to last assessment.....	36
56. Levels of self-reliance in preschool enrollment.....	36
57. Change in enrollment in preschool from first to last assessment.....	37
58. Levels of self-reliance in school attendance .....	37
59. Change in school attendance from first to last assessment.....	38

## Figures (continued)

60. Levels of self-reliance in school mobility.....	38
61. Change in school mobility from first to last assessment.....	39
62. Percent of residents that have community credential at last assessment .....	40
63. Change in self-reliance from first to last assessment: Housing domain: short-term residents .....	42
64. Change in self-reliance from first to last assessment: Housing domain: long-term residents .....	42
65. Change in self-reliance from first to last assessment: Socioeconomic domain: short-term residents .....	43
66. Change in self-reliance from first to last assessment: Socioeconomic domain: long-term residents.....	44
67. Change in self-reliance from first to last assessment: Family stability domain: long-term residents.....	45
68. Change in self-reliance from first to last assessment: Family stability domain: long-term residents.....	46

# Acknowledgments

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

Marilyn Conrad

Paul Devereaux

Nona Ferguson

Audrey Flack

Louann Graham

April Lott

Claudia Wasserman

Thanks also to 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 the final 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 2) report the progress of Jackson Street Village residents toward self-sufficiency during the third year of the SRAS assessments.

## *Method*

To measure residents' progress toward self-reliance using the SRAS, we grouped them into one of four categories on each of the instrument's 29 component scales:

- Improved
- Maintained-high
- Maintained-low
- Declined

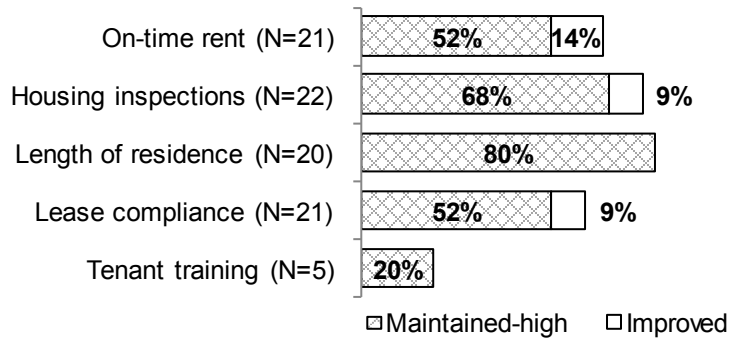
Please see page four for a more complete explanation of methodology.

## *Results*

Overall, the results described below show the stabilizing impact of the Jackson Street Village supportive housing community, with results declining slightly in the final year of the evaluation. In the 2009 fiscal year, an average of 62 percent of residents per scale scored a "maintained-high" or "improved" on all scales, compared to an average of 72 percent of residents per scale in the 2008 fiscal year and 70 percent of residents per scale in the 2007 fiscal year.

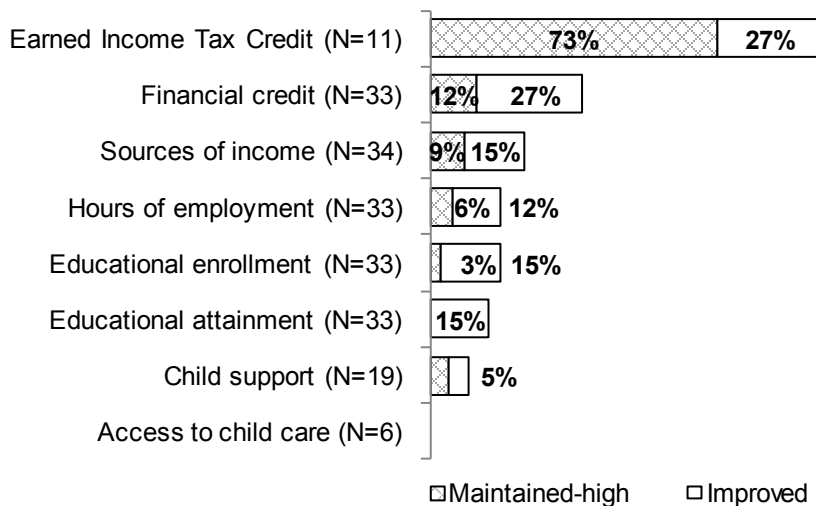
Residents' self-reliance as it relates to housing stability appears to have been impacted by Jackson Street Village. Eighty-four percent of residents had been living at Jackson Street Village for at least one year at the time of their last assessment. Thirty-nine percent of the families had been living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

**1. 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, financial credit, and sources of income have the highest percentage of residents who either improved or maintained a high level of self-reliance from the first to the last rating (Figure 2).

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

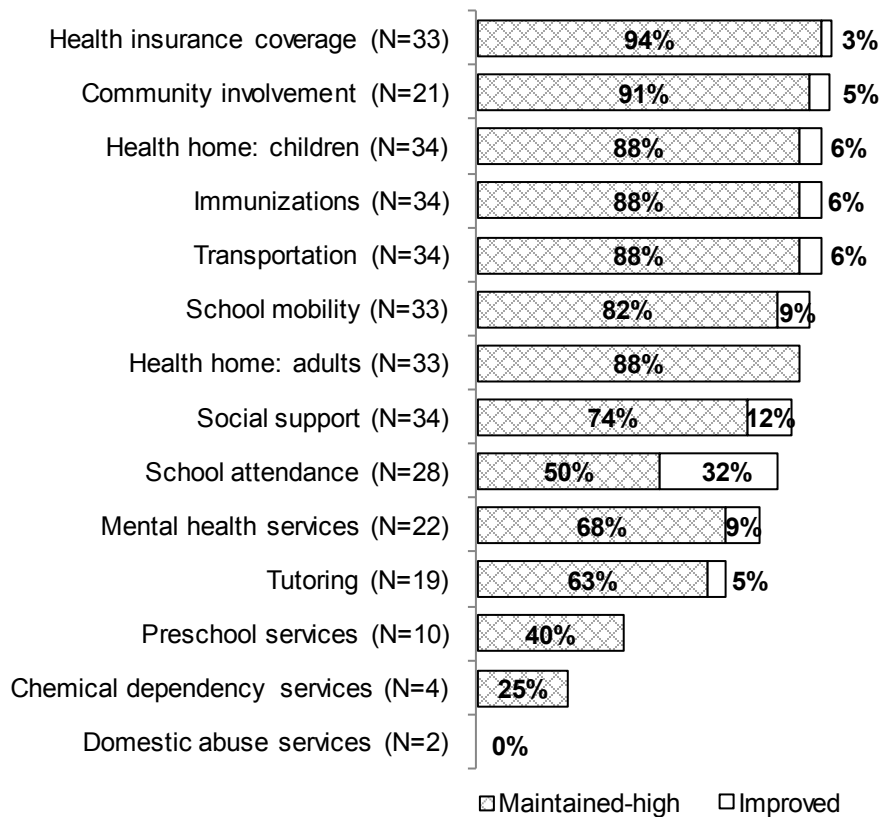


Results from the family stability scales show that family health insurance coverage, community involvement, “health homes” for children, children’s immunizations, transportation, and school mobility were the areas in which the highest proportion of residents had either improved or maintained a high level of self-reliance from the first to the last rating (Figure 3). As was also indicated in the fiscal year 2007 and 2008 results, the “domestic abuse services” scale showed the least amount of self-reliance relative to

the other family stability scales; none of the handful of 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-four percent of households with children have been immunized as recommended and 94 percent of households with children have a regular doctor or clinic, compared to 96 percent and 100 percent, respectively, in 2008.

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



# Introduction

## *Jackson Street Village*

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. The Amherst H. Wilder Foundation provides supportive services on-site and managed the property during the study period.

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 work to build on the strengths of participants. Services offered vary according to the unique needs of each individual. Throughout the period covered by this report, Jackson Street Village had two full time case managers; one focused on adults and the other focused on 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 called the Self-Reliance Achievement Scale (SRAS). Wilder Research developed an earlier version of this tool to track the progress of low-income people and their families served by Community Action Agencies in Minnesota on a range of domains that are closely related to economic stability. Similar tools have been used by Community Action Agencies nationwide and by other social service agencies, including those serving people experiencing homelessness.

The tool consists of a set of scales that capture the participants' level of self-reliance in each domain. The levels are designed to be concrete and observable. 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.

The SRAS rating form used at Jackson Street Village includes 29 scales grouped into three domains: housing stability, socioeconomic stability, and family stability. Staff record residents’ sufficiency level on each of the scales and note whether residents have obtained a set of community credentials that are closely linked to self-reliance. (The rating form is included in the appendix.)

For purposes of analysis, we have grouped residents into four categories for each scale:

- **Improved.** Residents 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. An increase of any increment in self-reliance at the last assessment is considered “improved.”
- **Maintained-High.** Residents 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.
- **Maintained-Low.** Residents 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.
- **Declined.** Residents 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 during the reporting period. A decrease of any increment in self-reliance at the last assessment is considered “declined.”

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 analysis includes results for two overlapping resident groupings: 1) those living at Jackson Street Village during fiscal year 2009 (July 2008 to June 2009), and 2) a comparison of “short-term” and “long-term” residents. For the first grouping, results are presented in the same manner as in previous fiscal year-end reports, to enable comparability. The second grouping is unique to this report.

# Fiscal year 2009 residents

Assessments were recorded for the 37 resident heads-of-household who lived at Jackson Street Village at any time between June 1, 2006 and June 30, 2009. Progress is assessed on each of the 29 scales based on a comparison of each resident's first and last assessment. It is important to note that 22 of the residents moved into Jackson Street Village prior to June 2006, when the staff began to use the SRAS. Therefore, it is likely that some progress made by residents is not captured in these results.

In most cases we do not show results for all 37 residents. Three resident head-of-households were too new to Jackson Street Village to have had a second rating by the end of June 2009, and we are therefore unable to report any self-reliance gains for this resident during this assessment period. In other cases, certain scales were not completed by program staff, often because the scale was not relevant to a particular resident (e.g., the preschool enrollment scale is only relevant for households with preschool-aged children).

After a brief discussion of resident characteristics, the remainder of this section presents the detailed results of the assessments collected between June 1, 2006 and June 30, 2009.

## *Resident characteristics*

Of the 37 heads-of-household living at Jackson Street Village during the assessment period:

- All were women.
- All were single parents.
- 86 percent were African-American, 8 percent were White, and 3 percent were Asian, and 3 percent were American-Indian.
- The average age was 32, with ages ranging from 22-53.

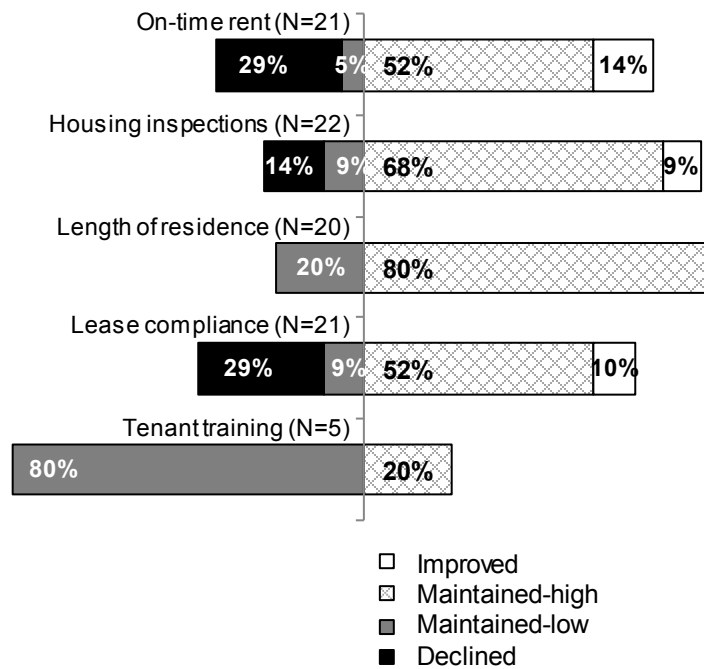
To assess the prevalence of mental health, chemical dependency, and domestic violence – three issues that often jeopardize family stability – staff identified families struggling with these issues. The following numbers include both residents receiving services at the time they moved into Jackson Street Village and those for whom services were recommended by Jackson Street Village staff:

- Mental health – 65 percent of residents
- Chemical dependency – 12 percent of residents
- Domestic violence – 6 percent of residents

## Housing stability

Jackson Street Village is first and foremost a supportive housing community for formerly homeless families that is designed to increase housing stability. The housing stability scales, particularly the length of residence measure, are therefore key indicators of the development's ability to meet its primary goals. As shown in Figure 4, most residents had positive outcomes in the area of housing stability.

### 4. Change in self-reliance from first to last assessment: Housing domain



### Length of residence

As of June 30, 2009, the average length of residence for all residents served during the 2009 fiscal year was 27 months (832 days). The average was 36 months for those who had moved in prior to June 30, 2008. Fifteen 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 30 months. Compared to the highly unstable housing histories of the residents prior to move-in, this level of stability is noteworthy, especially in light of the fact that many of those exiting moved to situations of relative stability, most commonly because they had received Section 8 vouchers.

---

## 5. Length of residence as of June 30, 2009

	All residents*	Residents who moved in prior to 7/1/2008	Residents who moved out between 7/1/2008 and 6/30/2009
Average (months)	27	36	30
Range (months)	4 to 82	10 to 82	4 to 67
Number of resident heads-of-household	37	23	15

\* The statistics presented for "All residents" includes information for all residents living at Jackson Street Village during the 2009 fiscal year, including those that moved in after June 30, 2008 and those who moved out between July 1, 2008 and June 30, 2009.

The "length of residence" scale relates to the length of time that residents had lived at Jackson Street Village as of June 30, 2009 (the end of the assessment period). Of the 37 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 July 1, 2008), 86 percent lived at Jackson Street Village for 365 days or longer.

---

## 6. Levels of self-reliance in housing stability as of June 30, 2009

	Number	Percent
<b>Lower levels of self-reliance</b>		
Lived at Jackson Street Village less than 365 days	5	14%
<b>Higher levels of self-reliance</b>		
Lived at Jackson Street Village 365 to 729 days	27	73%
Lived at Jackson Street Village 730 days or more	5	14%
<b>Total</b>	<b>37</b>	

### Housing inspections

The "housing inspections" scale relates to the number of housing inspections that the household passed in the last six months. As shown below, housing inspections were not rated on the first assessment of several residents, likely because they had just moved in and staff had not yet had time to inspect the apartment. This means that we were only able to calculate change scores for 22 of the 37 residents, most of whom passed all of their inspections in both the initial and the most recent assessment.

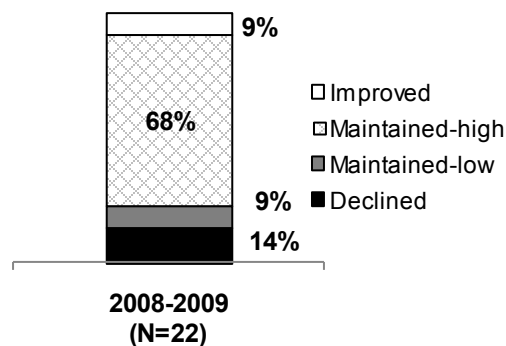


## 7. Levels of self-reliance in housing inspections

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Failed two or more inspections	0	0%	1	3%
Failed one inspection	4	18%	4	12%
<b>Higher levels of self-reliance</b>				
Passed all inspections	18	82%	29	85%
<b>Total</b>	<b>22</b>		<b>34</b>	

There are first and last assessments at least six months apart for 22 residents. Nine percent improved while 68 percent maintained a high level of self-reliance (Figure 8). Nine percent maintained a low level of self-reliance, and 14 percent declined from the first to the last assessment (Figure 8).

## 8. Change in housing inspections from first to last assessment



## On-time rent payment

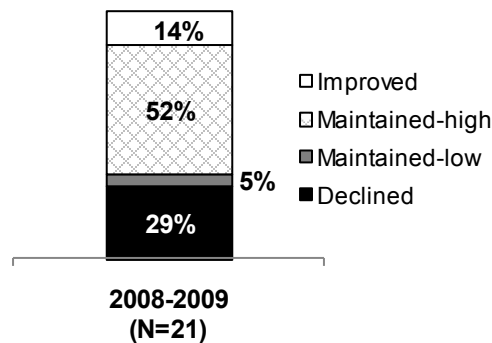
Jackson Street Village is a project-based Section 8 permanent housing site where residents pay 30 percent of their incomes toward rent. The “on-time rent payment” scale relates to the number of times that the household paid rent on time in the last six months. As with housing inspections, staff were often unable to assess rent payment history in the initial assessment, but both the last assessment and the change scores for the sub-set of residents rated on this item during their first and last assessment show that the majority were never late, and 3 residents improved. Six residents, however, did start out with good rent payment in their initial assessment only to have late payments in their later assessments.

## 9. Levels of self-reliance in on-time rent payment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Rent late two or more times in the last 6 months	2	9%	3	9%
Rent late one time in the last 6 months	2	9%	5	15%
<b>Higher levels of self-reliance</b>				
Rent never late in the last 6 months	18	82%	25	76%
<b>Total</b>	<b>22</b>		<b>33</b>	

There are first and last assessments at least six months apart for 21 residents on this scale. Fourteen percent improved their self-reliance on this scale, and 52 percent maintained a high level of self-reliance from the first to the last assessment (Figure 10). Five percent maintained a low level of self-reliance 29 percent declined.

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



## Lease compliance

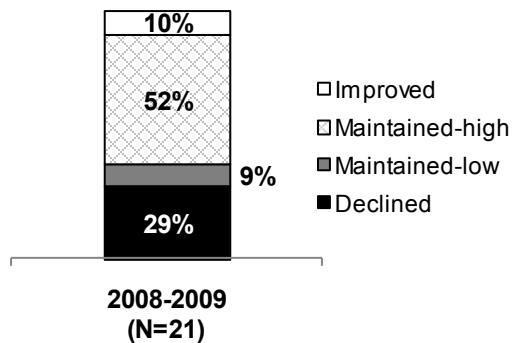
The “lease compliance” scale relates to the number of times that the household violated the lease agreement in the last six months. Some lease infractions include: nonpayment of rent; nonpayment of utilities; and disturbing or harassing other residents. (A list of lease infractions is included in the 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. Like the two previous scales, the initial resident assessments often excluded a rating on this item, since compliance could not be assessed at move-in.

## 11. Levels of self-reliance in lease compliance

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Household violated lease two or more times in the last 6 months	3	14%	5	16%
Household violated lease one time in the last 6 months	2	9%	6	19%
<b>Higher levels of self-reliance</b>				
Household never violated lease in the last 6 months	17	77%	21	66%
<b>Total</b>	<b>22</b>		<b>32</b>	

There are first and last assessments at least six months apart for 21 residents on this scale. Ten percent improved their self-reliance on this scale, 52 percent maintained a high level of self-reliance from the first to the last assessment, and 29 percent declined. Like the closely related on-time rent payment scale, this scale showed slightly worse results in fiscal year 2009 than was the case in fiscal year 2008.

## 12. 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. Attending recommended classes was voluntary; however, the Property Manager can mandate residents to attend after a violation of the lease agreement. As shown below, staff only recommended or required tenant training to five residents, and only one of the five residents who received that

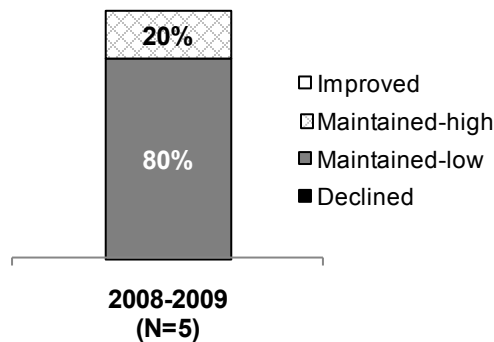
recommendation attended training. Jackson Street Village staff indicated that they were not able to provide tenant training on-site during the 2009 fiscal year.

### 13. Levels of self-reliance in tenant training

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Tenant training classes recommended but not attended	5	50%	4	80%
<b>Higher levels of self-reliance</b>				
Tenant training classes completed	5	50%	1	20%
<b>Total</b>	10		5	

We have first and last assessments for five residents for whom tenant-training classes were recommended. Of those, 20 percent maintained a high level of self-reliance; they had completed tenant-training classes by their first assessment. Eighty percent maintained a low level of self-reliance; tenant training was recommended by the first assessment, but not yet completed by the last assessment (Figure 14).

### 14. Change in tenant training from first to last assessment

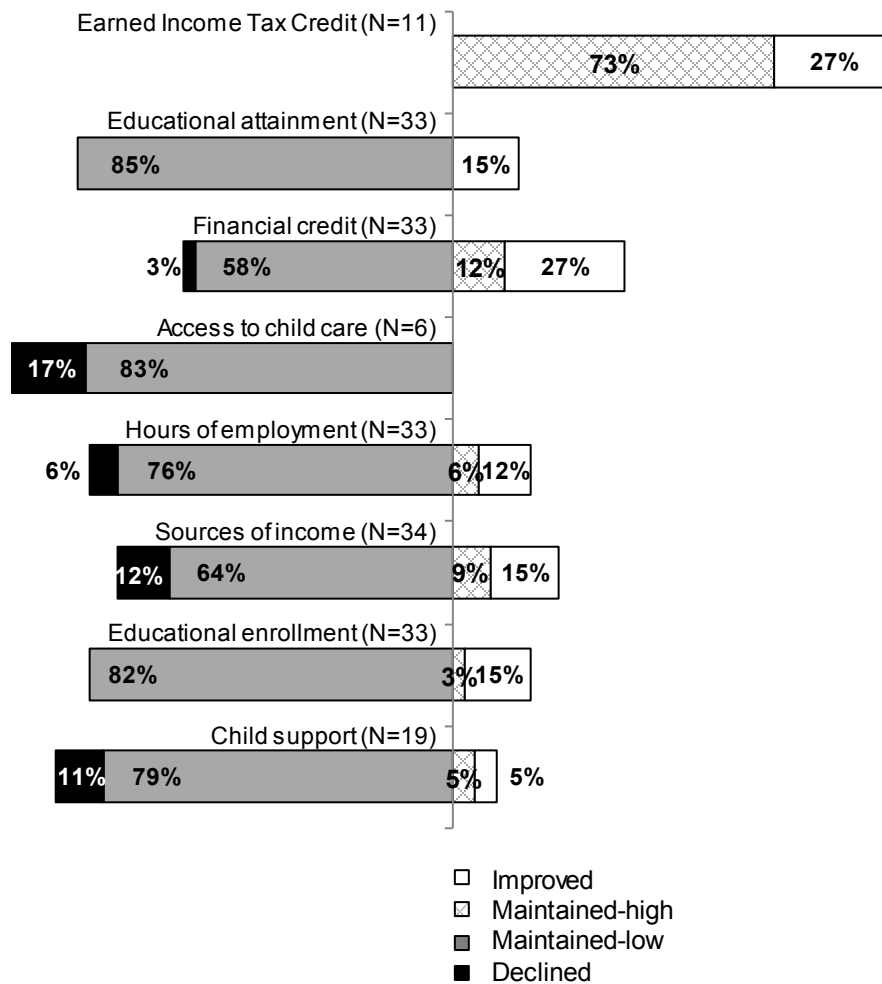


## *Socioeconomic stability scales*

In general, Jackson Street Village residents appear to have achieved fairly high levels of self-sufficiency in the socioeconomic domain. The results for this reporting period are very similar to those from the previous reporting period, with slightly better results for educational enrollment, but somewhat worse results on others, including child care and financial credit.

Within the socioeconomic domain, residents appear to be most successful in obtaining the Earned Income Tax Credit and educational enrollment, and less successful in accessing child care and in changing income sources from public benefits to earned income.

### 15. Change in self-reliance from first to last assessment – Socioeconomic domain



## Hours of employment

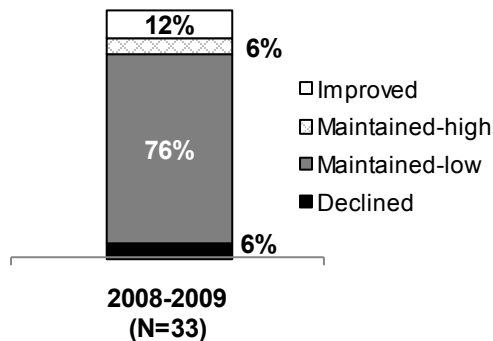
The “hours of employment” scale relates to whether or not residents are working and how many hours they are working per week. First and last assessments of resident self-reliance on this scale are shown below.

### 16. Levels of self-reliance in hours of employment

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Unemployed	26	76%	25	76%
<b>Higher levels of self-reliance</b>				
Working 15 to 19 hours per week	0	0%	0	0%
Working 20 to 24 hours per week	2	6%	1	3%
Working 25 to 29 hours per week	2	6%	1	3%
Working 30 to 34 hours per week	1	3%	1	3%
Working 35 to 40 hours per week	3	9%	4	12%
Working more than 40 hours per week	0	0%	1	3%
<b>Total</b>	<b>34</b>		<b>33</b>	

First and last assessments of resident self-reliance are available for 33 resident heads-of-household on this scale. Twelve percent of the residents improved their self-reliance on this scale, and 6 percent maintained a high level of self-reliance from the first to the last assessment. Seventy-six percent maintained a low level of self-reliance, and 6 percent declined from the first to the last assessment (Figure 17).

### 17. Change in hours of employment from first to last assessment



## *Hourly wage*

At the first assessment, there were seven employed residents for whom we have wage data. Their average wage was \$10.36 per hour, with a range from \$10.00 per hour to \$11.28 per hour.

At the last assessment, there were five employed residents for whom we have wage data. Their incomes ranged from \$9.98 to \$11.28 per hour. Their average wage increased to \$10.50 per hour.

## *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.

---

### **18. Levels of self-reliance of income sources**

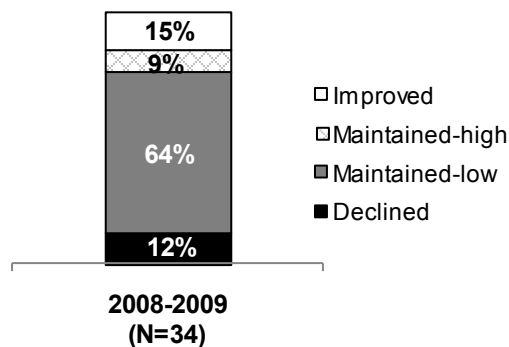
	<b>First assessment</b>		<b>Last assessment</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Lower levels of self-reliance</b>				
No household income	1	3%	1	3%
Public cash benefits; no earned income for any household member	24	71%	23	68%
More than half public cash benefits with some earned income	0	0%	1	3%
<b>Higher levels of self-reliance</b>				
More than half earned income with some public cash benefits	4	12%	3	9%
Earned income; no public cash benefits for any household member	5	15%	6	18%
<b>Total</b>	<b>34</b>		<b>34</b>	

First and last assessments of resident self-reliance were available for 34 residents on this scale. Fifteen percent of the residents improved their self-reliance and 9 percent maintained a high level of self-reliance from the first to the last assessment.

Five residents (15%) improved their self-reliance on this scale by obtaining employment or increasing employment hours and ending use of public cash benefits (MFIP). Sixty-four percent maintained a low level of self-reliance, and 12 percent declined from the first to the last assessment (Figure 19). Jackson Street Village staff report that in addition to the barriers to employment that are related to education and training, residents fear that increasing their income through employment would make them ineligible for some public benefits, such as subsidized child care and health insurance. This perceived disincentive serves as a barrier to the efforts of Jackson Street Village staff to connect residents with jobs.

---

**19. 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 currently receive. First and last assessments of resident self-reliance on this scale are shown below.

---

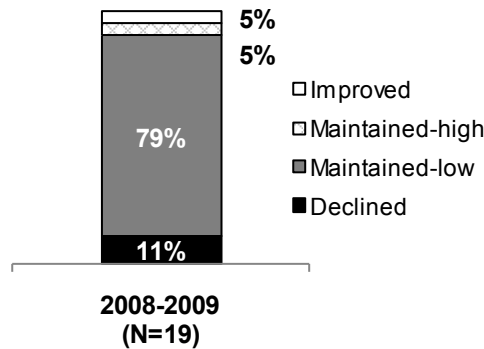
**20. Levels of self-reliance in child support**

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Eligible; receives no income benefit	14	67%	19	82%
<b>Higher levels of self-reliance</b>				
Eligible; receives partial benefit	4	19%	2	9%
Eligible; receives full benefit	3	14%	2	9%
<b>Total</b>	<b>21</b>		<b>23</b>	



Of the 19 residents who were eligible for child support and had at least two ratings for this scale, one resident (5%) were receiving the full benefit at both their first and last assessments. One resident (5%) improved their self-reliance by receiving the benefit. Seventy-nine percent were eligible, but were not receiving the child support benefit at the time of their first and last assessments. Eleven percent of the residents were eligible but stopped receiving the benefit (Figure 21).

**21. 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 currently receive the Earned Income Tax Credit. First and last assessments of resident self-reliance on this scale are shown below.

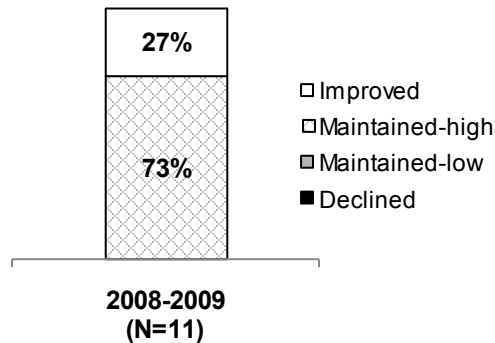
**22. Levels of self-reliance in Earned Income Tax Credit**

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Eligible; no income benefit	5	36%	1	7%
<b>Higher levels of self-reliance</b>				
Eligible; applied for benefit	0	0%	0	0%
Eligible; received or receiving benefit	9	64%	14	93%
<b>Total</b>	14		15	

Eleven residents were eligible to receive the Earned Income Tax Credit and had at least two assessments. Three residents (27%) improved their self-reliance on this scale by applying for the tax credit and eight residents (73%) maintained a high level of self-reliance

from the first to the last assessment by continuing to apply for and receive the tax credit (Figure 23).

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



### *Financial credit*

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

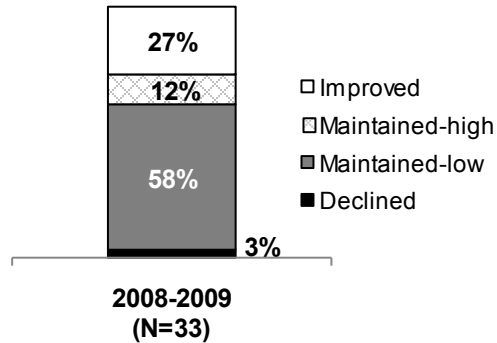
### 24. Levels of self-reliance in financial credit

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
No credit	5	15%	4	12%
Poor credit	16	49%	10	29%
<b>Higher levels of self-reliance</b>				
Restoring or beginning to establish credit	8	24%	15	44%
Good or restored credit	4	12%	5	15%
<b>Total</b>	<b>33</b>		<b>34</b>	

There are first and last assessments for 33 residents on this scale. Of those, 27 percent improved their self-reliance. Twelve percent maintained a high level of self-reliance while 58 percent maintained a low level of self-reliance (Figure 25). One resident (3%) declined on this scale.

---

**25. Change in financial credit from first to last rating**



***Access to child care***

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

---

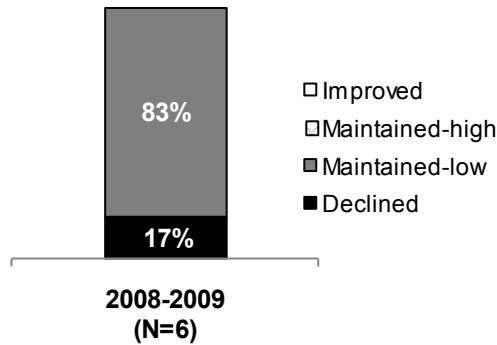
**26. Levels of self-reliance in access to child care**

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Child care not available	3	30%	2	29%
Child care available; inadequate to meet need	1	10%	0	0%
<b>Higher levels of self-reliance</b>				
Child care available; adequate with subsidy	6	60%	5	71%
Child care available; adequate without subsidy	0	0%	0	0%
<b>Total</b>	10		7	

There are first and last assessments for six residents on this scale. Five residents (83%) maintained a low level of self-reliance on this scale while a sixth resident declined in their self-reliance during this assessment period (Figure 27). Jackson Street Village staff report that the results of this scale are low due to several factors: some residents who are unemployed do not need childcare, other residents receiving MFIP are not currently eligible for subsidized childcare because they are not actively seeking employment, and some residents rely on informal childcare when it is needed only infrequently.

---

**27. 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.

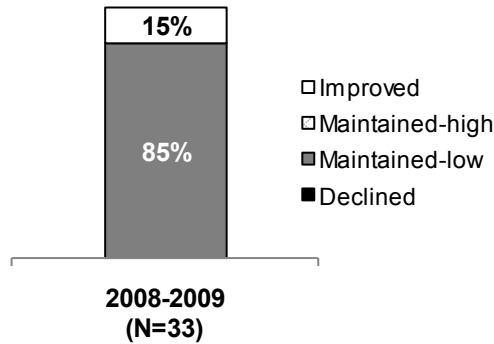
---

**28. Levels of self-reliance in education level**

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
No formal education	0	0%	0	0%
Eighth grade or less; no GED	2	6%	2	6%
Ninth to twelfth grade; no diploma or GED	13	39%	10	30%
<b>Higher levels of self-reliance</b>				
High School diploma or GED completed	13	39%	12	37%
Some College or technical school attended	5	16%	9	27%
College or technical school degree completed	0	0%	0	0%
<b>Total</b>	<b>33</b>		<b>33</b>	

First and last assessments of resident self-reliance are available for 33 residents on this scale. Fifteen percent of residents improved their self-reliance between the first and last assessment while 85 percent of residents maintained a low level of self-reliance (Figure 29).

**29. Change in educational attainment from first to last assessment**



***Current educational enrollment***

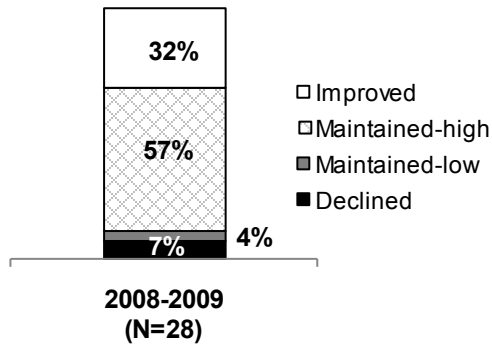
**30. Levels of self-reliance in current educational enrollment**

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Currently not enrolled	32	97%	27	82%
<b>Higher levels of self-reliance</b>				
Currently enrolled in a short term training program	0	0%	1	3%
Completed short term training program within the last 6 months	0	0%	0	0%
Currently enrolled in GED or high school courses	0	0%	1	3%
Completed GED or high school diploma within the last 6 months	0	0%	0	0%
Currently enrolled in college	1	3%	4	12%
Completed college (2- or 4-year degree) within the last 6 months	0	0%	0	0%
<b>Total</b>	<b>33</b>		<b>33</b>	

Of the 28 residents for whom we have two assessments on this scale, 32 percent of residents improved between the first and last assessments by enrolling in, and in one case completing, a GED or college program. The remaining 77 residents maintained a low level of self-reliance on this scale (Figure 31). Only one resident had improved on this scale in the previous report period. In comparison, six residents made improvements during the fiscal year 2008.

---

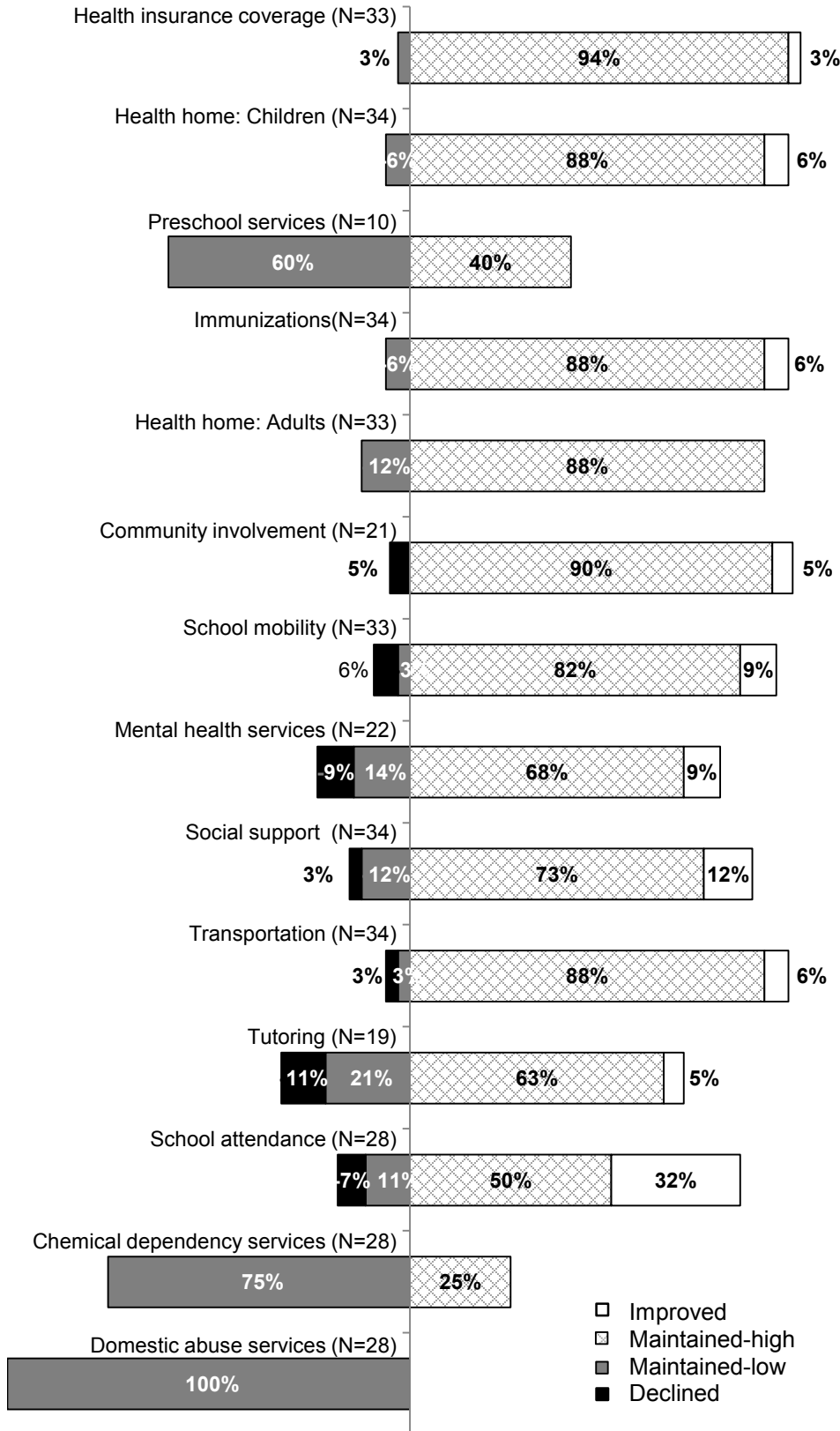
**31. Change in current educational enrollment from first to last rating**



***Family stability scales***

Scores for the family stability scales were overall very similar to scores from the previous reporting period. Residents showed greater gains in self-sufficiency on the measures of transportation, chemical dependency services, immunization, and school attendance, but declined from the previous reporting period in the areas of mental health services and preschool enrollment. Gains in self-reliance for residents who have been victims of domestic violence continue to be most challenging of all the family stability scales, due to difficulties in connecting residents with services.

**32. Change in self-reliance from first to last assessment – Family domain**



## *Social support*

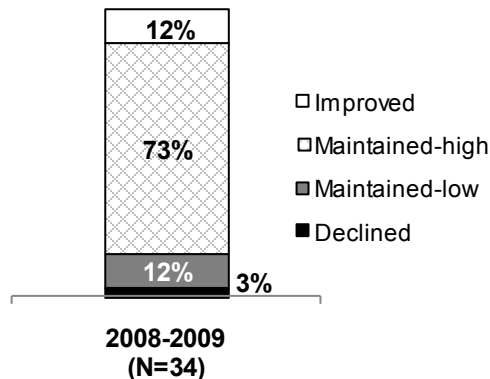
The “social support” scale relates to the amount of social support residents receive from family and friends. First and last assessments of resident self-reliance on this scale are shown below.

### 33. Levels of self-reliance in social support

	First rating		Last rating	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
No relatives or friends that provide social support	1	3%	0	0%
One or two relatives or friends that provide social support	7	21%	6	18%
<b>Higher levels of self-reliance</b>				
Three or more relatives or friends that provide social support	26	76%	28	82%
<b>Total</b>	<b>34</b>		<b>34</b>	

First and last assessments of resident self-reliance are available for 34 residents on this scale. Twelve percent of residents improved their self-reliance from the first to the last assessment. Seventy-three percent maintained a high level of self-reliance. Twelve percent maintained a low level of self-reliance, and 3 percent declined (Figure 34).

### 34. 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.

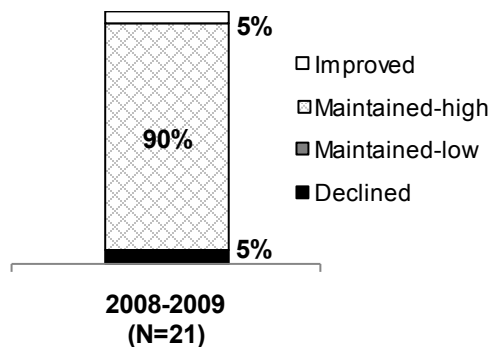
### 35. Levels of self-reliance in community involvement

	First rating		Last rating	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Household members have not participated in any community events in the last 6 months	2	9%	2	6%
<b>Higher levels of self-reliance</b>				
Household members have participated in one or more community events in the last 6 months	20	91%	31	94%
<b>Total</b>	22*		33	

\* Eleven residents had missing data on their first assessment.

There are first and last assessments at least six months apart for 21 residents on this scale. One resident (5%) improved their self-reliance from the first to the last assessment while 90 percent of residents maintained a high level of self-reliance. One resident (5%) declined (Figure 36).

### 36. Change in community involvement from first to last rating



## Transportation

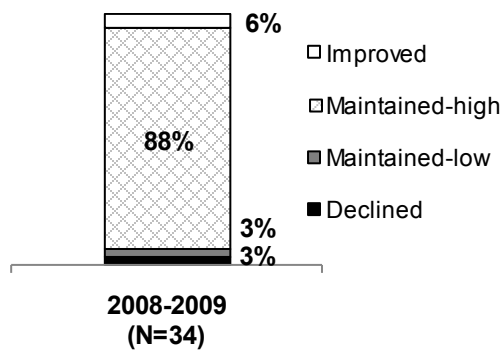
The “transportation” scale relates to the adequacy of residents’ transportation to meet daily living needs. First and last assessments of resident self-reliance on this scale are shown below.

### 37. Levels of self-reliance in transportation at last assessment

	First rating		Last rating	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Transportation not adequate to meet daily needs	0	0%	1	3%
Transportation adequate to meet some but not all daily needs	4	12%	1	3%
<b>Higher levels of self-reliance</b>				
Transportation adequate to meet daily needs	30	88%	32	94%
<b>Total</b>	<b>34</b>		<b>34</b>	

First and last assessments of resident self-reliance are available for 34 residents on this scale. Two residents (6%) improved their level of self-reliance from the first to last assessment, and 88 percent of the residents maintained a high level of self-reliance. One resident (3%) maintained a low level of self-reliance on this scale while another resident (3%) declined (Figure 38).

### 38. 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. Between the first and last assessment, four residents obtained a vehicle and switched from public transportation to mostly or exclusively private transportation. 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.

---

### 39. Type of transportation

	First assessment		Last assessment	
	Number	Percent	Number	Percent
Only public transportation used (family does not own a vehicle)	14	41%	11	32%
Mix of public & private transportation used (family does not own a vehicle)	7	21%	6	18%
Mix of public and private transportation used (family owns a vehicle)	1	3%	0	0%
Only private transportation used (family owns a vehicle)	12	35%	17	50%
<b>Total</b>	<b>34</b>		<b>34</b>	

## ***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-four percent of residents had health insurance coverage for all household members. First and last assessments of resident self-reliance on this scale are shown below.

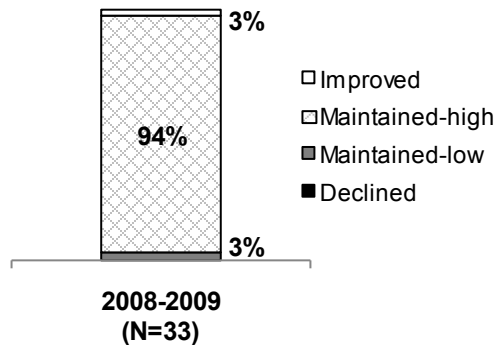
### **40. Levels of self-reliance in household health insurance coverage**

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
No insurance for any household members	1	3%	0	0%
Some household members covered by public health insurance	2	6%	2	6%
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%
<b>Higher levels of self-reliance</b>				
All household members covered by public health insurance	31	91%	31	94%
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%
<b>Total</b>	<b>34</b>		<b>33*</b>	

\* One resident had missing data on their last assessment.

First and last assessments of resident self-reliance are available for 33 resident households on this scale. One resident (3%) improved their self-reliance from the first to the last assessment by obtaining public health insurance for all household members. Ninety-four percent of the residents maintained a high level of self-reliance for this scale. One resident (3%) maintained a low level of self-reliance by maintaining public insurance for some household members (Figure 41).

#### 41. 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. Eighty-eight 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.

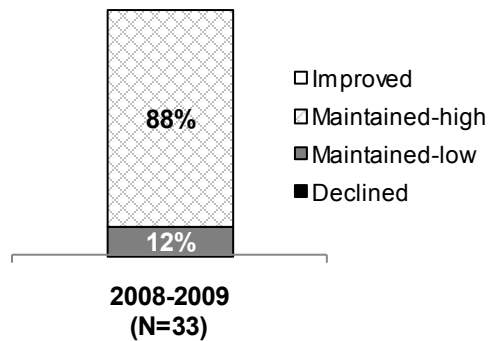
#### 42. Levels of self-reliance in adult’s health home

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
None of the adults in the household have a regular doctor or clinic	5	15%	4	12%
Some of the adults in the household have a regular doctor or clinic	0	0%	0	0%
<b>Higher levels of self-reliance</b>				
All of the adults in the household have a regular doctor or clinic	29	85%	29	88%
<b>Total</b>	<b>34</b>		<b>33*</b>	

\* One resident had missing data on their last assessment.

First and last assessments of resident self-reliance are available for 33 residents on this scale. Eighty-eight percent of the residents maintained a high level of self-reliance from the first to the last assessment; all of the adults in those households had a regular doctor or clinic throughout the assessment period. Twelve percent maintained a low level of self-reliance during the assessment period; none of these adults in those households had a health home at the first and last assessments (Figure 43).

### 43. 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 scale captures whether residents with mental health issues have completed an assessment, received a referral, or are receiving mental health services. Eighty-eight percent of residents who needed mental health services had completed assessments and received referrals at the last assessment. Of those, 91 percent were receiving services. First and last assessments of resident self-reliance on this scale are shown below (Figure 44).

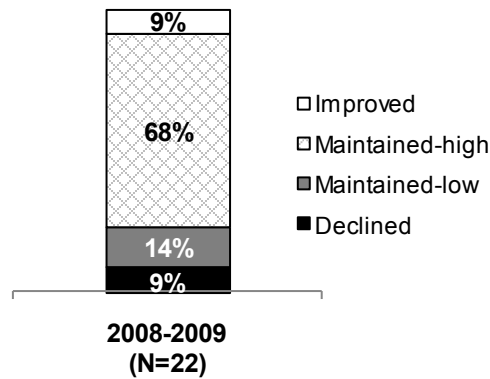
### 44. Levels of self-reliance in mental health services

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Mental health assessment recommended but not completed	4	17%	3	12%
Mental health assessment completed and referral made, but no services received	3	12%	2	8%
<b>Higher levels of self-reliance</b>				
Mental health services received	17	71%	20	80%
<b>Total</b>	<b>24</b>		<b>25</b>	

For this scale, there were 22 residents with a first and last assessment and for whom mental health services were recommended. Overall, Jackson Street Village appears to be doing a fairly good job of connecting residents with needed mental health services. Two residents (9%) improved their level of self-reliance from the first to the last assessment.

Sixty-eight percent maintained a high level of self-reliance. Fourteen percent maintained a low level of self-reliance from the first to the last assessment, and two residents (9%) declined (Figure 45).

**45. Change in mental health services from first to last rating**



***Chemical dependency services (adults)***

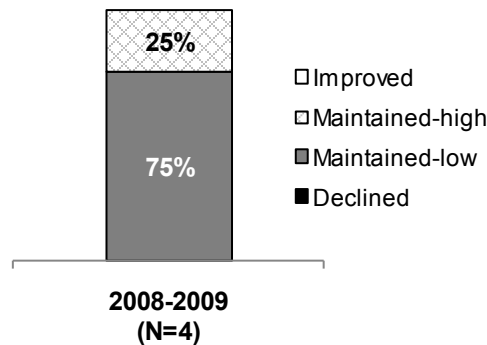
The “chemical dependency services” scale relates to whether the resident heads-of-household who need chemical dependency services have completed an assessment and are being provided with chemical health services by outside service providers. At the last assessment, 14 percent of residents with chemical dependency issues had received a referral and were receiving services for their dependency. First and last assessments of this indicator are shown below.

**46. Levels of self-reliance in chemical dependency services**

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Chemical dependency assessment recommended but not completed	3	50%	5	72%
Chemical dependency assessment completed and referral made, but no services yet received	0	0%	1	14%
<b>Higher levels of self-reliance</b>				
Chemical dependency services being provided	3	50%	1	14%
<b>Total</b>	<b>6</b>		<b>7</b>	

First and last assessments were available for four residents for whom chemical dependency services were recommended. One resident (25%) maintained a high level of self-reliance from the first to the last assessment and received chemical dependency services throughout the assessment period. Three residents (75%) maintained a low level of self-reliance from the first to the last assessment by completing an assessment and receiving a referral without seeking treatment (Figure 47).

#### 47. 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 receiving domestic abuse services. Residents receive a referral for domestic abuse services if a need is identified by Jackson Street Village staff. Referrals do not necessarily occur at the beginning of a resident’s tenancy but whenever the need is identified by the staff. First and last assessments of this scale are shown below.

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

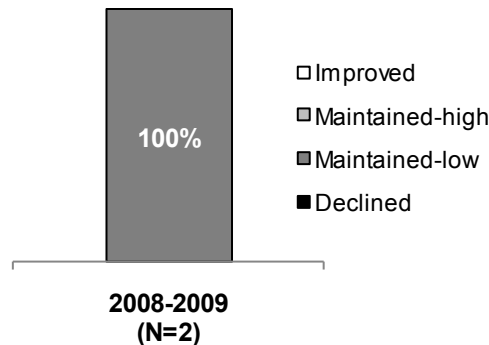
	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Domestic abuse issues present in family, but issues not currently addressed	2	50%	4	80%
Domestic abuse issues present in family and referral made for supportive services, but no services received	1	25%	0	0%
<b>Higher levels of self-reliance</b>				
Domestic abuse issues present in family and services being provided	1	25%	1	20%
<b>Total</b>	<b>4</b>		<b>5</b>	



For this scale, there were two 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 49). This was the same result as the previous report period.

---

**49. 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-one percent of the households with children all had a health home at the time of the last assessment. First and last assessments of resident self-reliance on this scale are shown below.

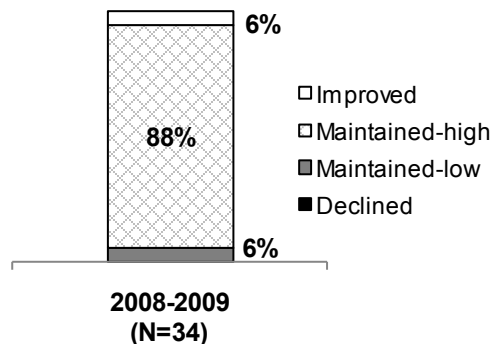
---

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

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
None of the children in the household have a regular doctor or clinic	3	9%	2	6%
Some of the children in the household have a regular doctor or clinic	1	3%	1	3%
<b>Higher levels of self-reliance</b>				
All of the children in the household have a regular doctor or clinic	30	88%	31	91%
<b>Total</b>	<b>34</b>		<b>34</b>	

First and last assessments of resident self-reliance are available for 34 residents on this scale. Six percent of the residents improved their self-reliance on this scale by obtaining a regular doctor or clinic for some of the children in the household. Eighty-eight 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. One resident (6%) maintained a low level of self-reliance by maintaining a regular doctor or clinic for only some children in the household (Figure 51).

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



***Immunizations (children)***

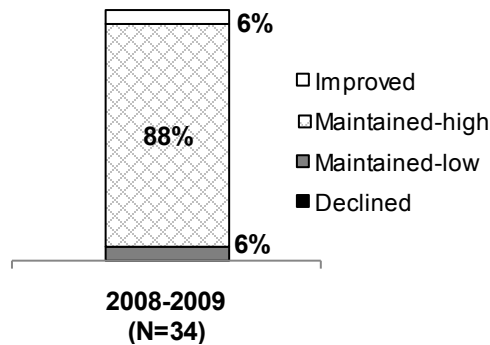
The “children’s immunizations” scale relates to whether the age-appropriate immunizations for children in the household are up-to-date. Ninety-four percent of residents had children who had all been immunized as recommended. First and last assessments of resident self-reliance on this scale are shown below.

**52. Levels of self-reliance in children’s immunizations**

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Immunizations are not up-to-date for any of the children in the household	3	9%	1	3%
Immunizations are up-to-date for some but not all of the children in the household	1	3%	1	3%
<b>Higher levels of self-reliance</b>				
Immunizations are up-to-date for all of the children in the household	30	88%	32	94%
<b>Total</b>	<b>34</b>		<b>34</b>	

First and last assessments of resident self-reliance are available for 34 residents on this scale. One resident (6%) improved their self-reliance while 88 percent 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; none of the children in this household had up-to-date immunizations at the first or the last assessment (Figure 53).

**53. Change in immunizations from first to last assessment**



***Tutoring (children)***

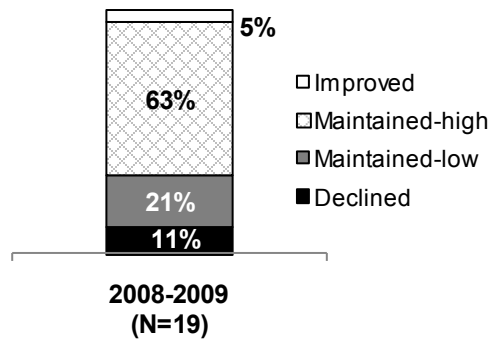
The “tutoring” indicator relates to the number of times in the last six months that school-age children have participated in Jackson Street Village tutoring. Fifty-five percent of the households with school-age children had participated in tutoring in the last six months for at least 5 or more days at the time of the last assessment. First and last assessments of resident self-reliance on this scale are shown below.

**54. Levels of self-reliance in tutoring**

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
School-age children have not participated in Jackson Street Village tutoring during the last 6 months	4	21%	9	29%
School-age children have participated in Jackson Street Village tutoring four or fewer days during the last 6 months	2	11%	5	16%
<b>Higher levels of self-reliance</b>				
School-age children have participated in Jackson Street Village tutoring five or more days during the last 6 months	13	68%	17	55%
<b>Total</b>	19		31	

There are first and last assessments at least six months apart for 19 residents on this scale. Five 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-three 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-one 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. Eleven percent of the residents declined their self-reliance on this scale (Figure 55).

**55. 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. Eleven households had preschool-age children. First and last assessments of resident self-reliance on this scale are shown below.

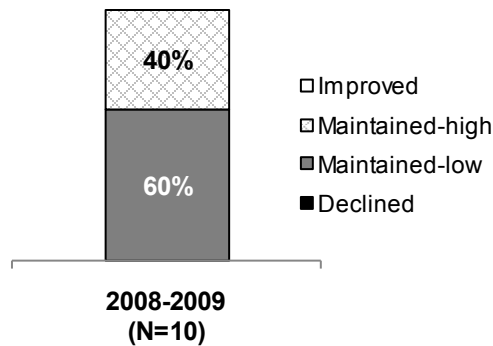
**56. Levels of self-reliance in preschool enrollment**

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
None of the eligible children in the household are enrolled in preschool	5	45%	5	50%
Some but not all of the eligible children in the household are enrolled in preschool	1	9%	1	10%
<b>Higher levels of self-reliance</b>				
All of the eligible children in the household are enrolled in preschool	5	45%	4	40%
<b>Total</b>	<b>11</b>		<b>10</b>	

First and last assessments of resident self-reliance are available for ten residents on this scale. Four households (40%) 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. Six households (60%) maintained a low level of self-reliance by not enrolling all or some eligible children in the household in preschool (Figure 57).

---

**57. 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. Ninety percent of households with school-age children 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.

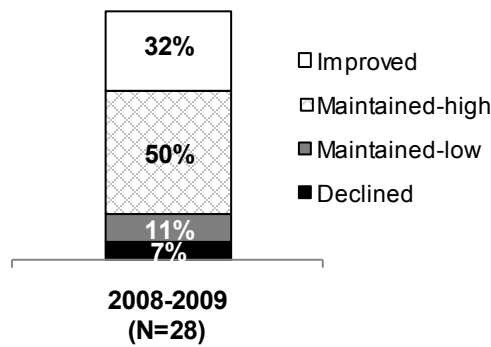
---

**58. Levels of self-reliance in school attendance**

	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Three or more days missed days during the last month	6	20%	3	10%
<b>Higher levels of self-reliance</b>				
One or two days missed during the last month	6	20%	6	20%
No days missed during the last month	18	60%	21	70%
<b>Total</b>	<b>30</b>		<b>30</b>	

First and last assessments of resident self-reliance are available for 28 residents on this scale. Thirty-two percent of the residents 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. Fifty 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. Eleven percent of the residents maintained a low level of self-reliance on this scale, and 7 percent of the households declined from the first to the last assessment (Figure 59).

**59. 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.

**60. Levels of self-reliance in school mobility**

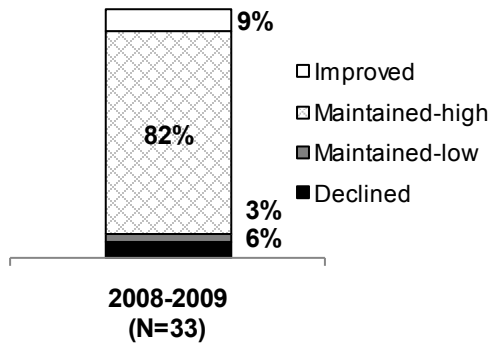
	First assessment		Last assessment	
	Number	Percent	Number	Percent
<b>Lower levels of self-reliance</b>				
Three or more schools for entire previous school year	0	0%	0	0%
Two schools for entire previous school year	4	12%	4	12%
<b>Higher levels of self-reliance</b>				
One school for entire previous school year	29	88%	30	88%
<b>Total</b>	<b>33*</b>		<b>34</b>	

\* One resident had missing data on their first assessment.

First and last assessments of resident self-reliance are available for 33 residents on this scale. Three residents (9%) improved their self-reliance on this scale; the children in this household experienced less mobility in the year preceding the last assessment than they had in the year preceding the first assessment. Eighty-two percent of 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. One resident (3%) maintained a low level of self-reliance on this scale, while two residents (6%) declined (Figure 61).

---

**61. Change in school mobility from first to last assessment**



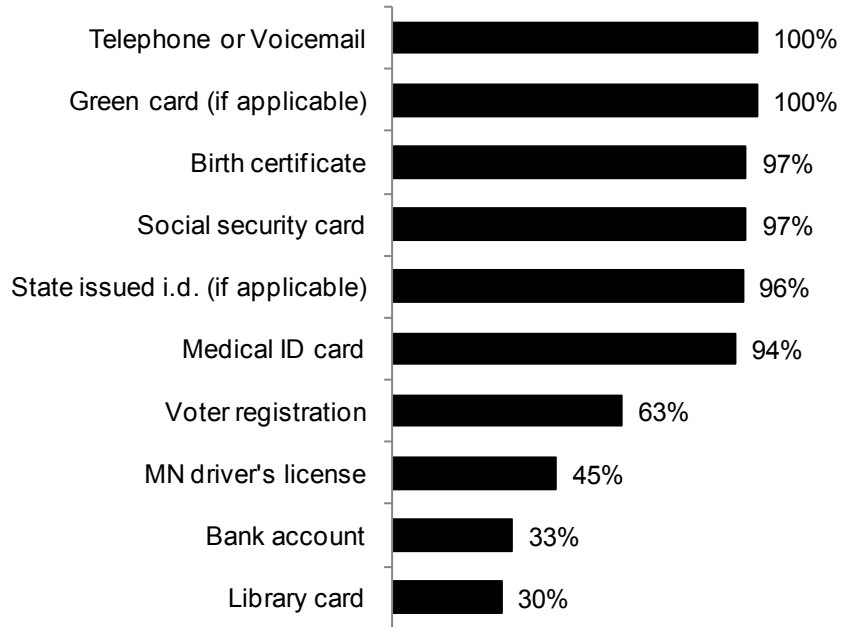
***Community credentials***

The “community credentials” scale relates to whether or not residents have certain governmental, financial, corporate, and organizational credentials that contribute to 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 residents had telephone or voicemail access. The resident who needed a Green Card had obtained one, and the vast majority of residents had a birth certificate, a social security card, a state issued identification card, and a medical identification card (Figure 62).

---

**62. Percent of residents that have community credential at last assessment**





# Long-term and short-term residents

In recent years, studies looking at outcomes of supportive housing for families have found that families staying longer in a supportive housing program tend to have better outcomes during their stay and more successful discharges than those families who stay a shorter period of time.<sup>1</sup> To look at whether a longer length of stay at Jackson Street Village improves a resident's chances of gaining self-sufficiency, residents were split into two groups, long-term and short-term residents.

Residents who had stayed at Jackson Street Village long enough to receive at least six assessments (22 residents) were compared to residents who stayed a shorter period of time but had at least two assessments six months apart (26 residents). Both groups included residents from different times during the three-year evaluation. Comparisons were only made for domains in which more than four residents from each group had the appropriate number of assessments. As a result, the following domains were excluded: current hourly wage, educational enrollment, tenant training, child protection, pre-school enrollment, and domestic violence services.

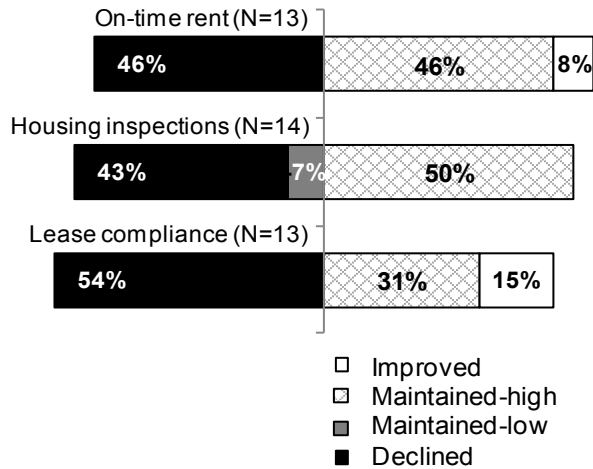
## *Housing stability scales*

Overall, long-term residents were more likely to make gains on the housing stability scales than were short-term residents (figures 63 and 64). Most notably, about half of the short-term residents actually declined on the three scales related to housing stability, compared with relatively few declines among the long-term residents.

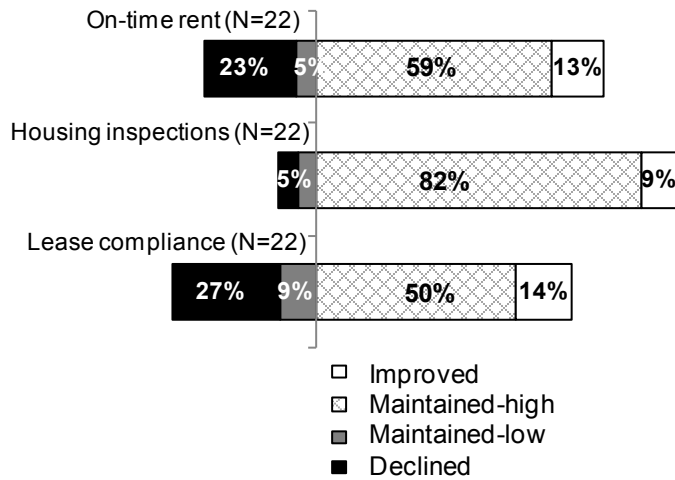
---

<sup>1</sup> The Urban Institute. *Characteristics of Transitional Housing for Homeless Families*, 2006.

**63. Change in self-reliance from first to last assessment: Housing domain: short-term residents**



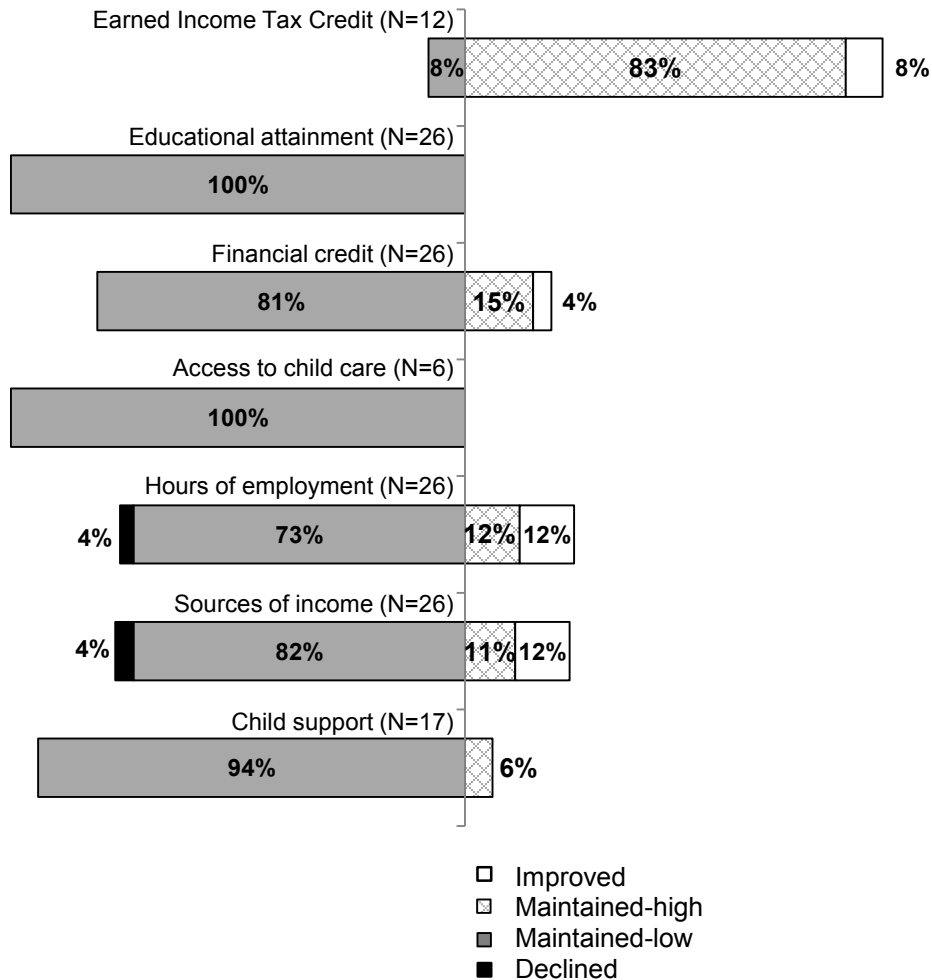
**64. Change in self-reliance from first to last assessment: Housing domain: long-term residents**



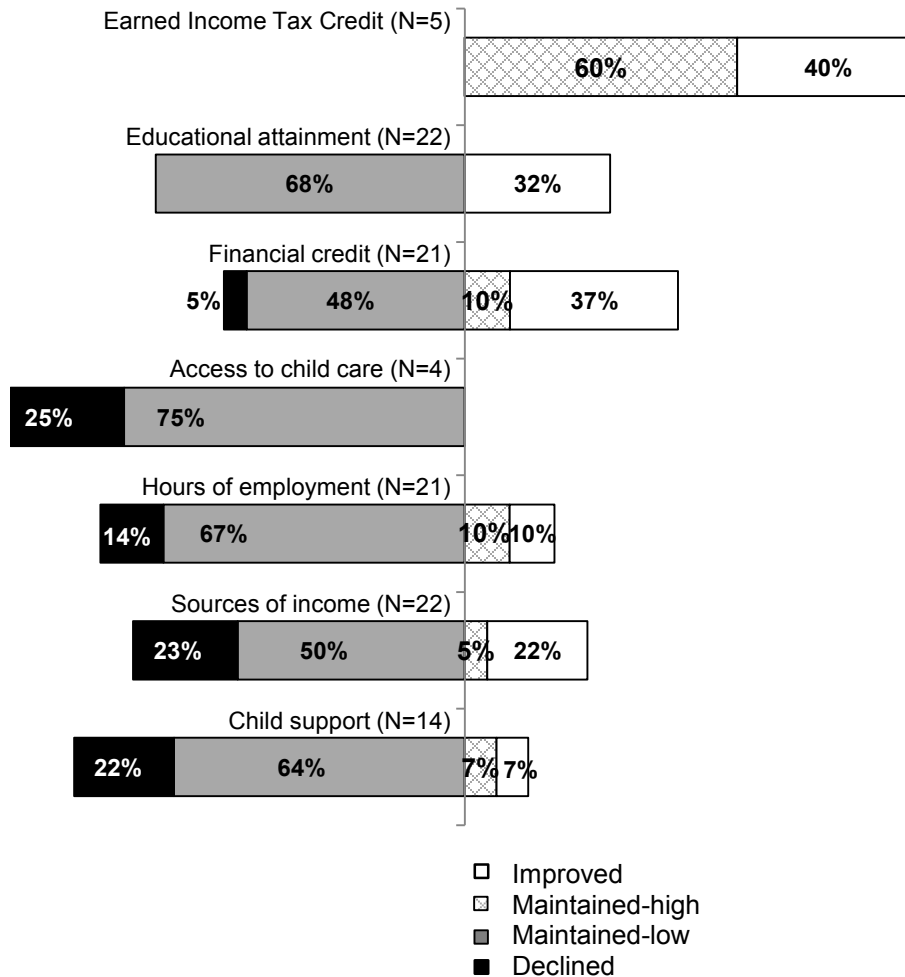
## Socioeconomic scales

Overall, long-term residents showed better results in the socioeconomic stability scales than short-term residents (figures 65 and 66). The exceptions to this were access to child care, employment status, and income. These are most likely related as those residents who left their employment probably no longer had a need for child care. Long-term residents showed much greater gains in financial credit and educational attainment than short-term residents.

### 65. Change in self-reliance from first to last assessment: Socioeconomic domain: short-term residents



**66. Change in self-reliance from first to last assessment: Socioeconomic domain: long-term residents**

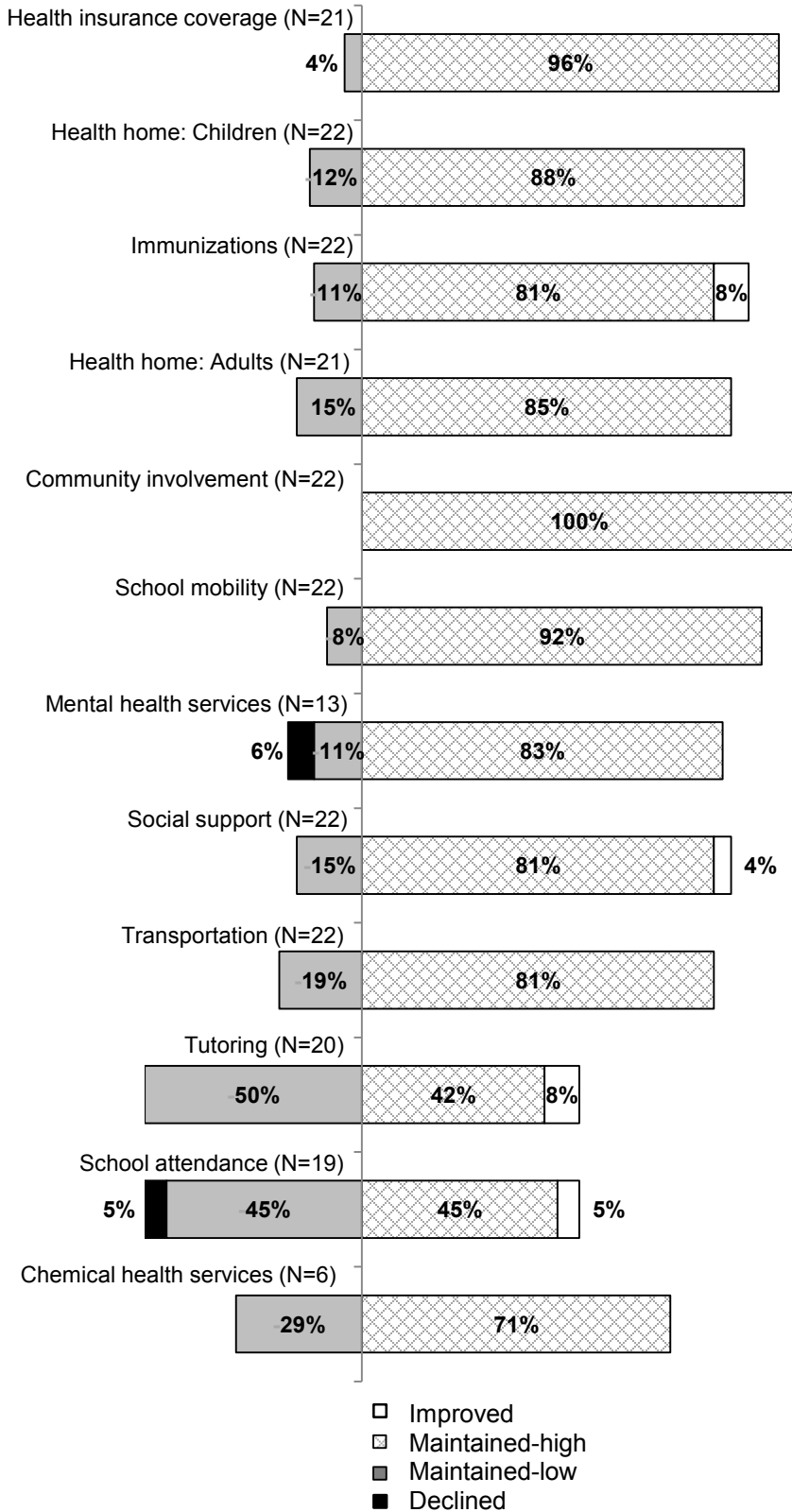


***Family stability scales***

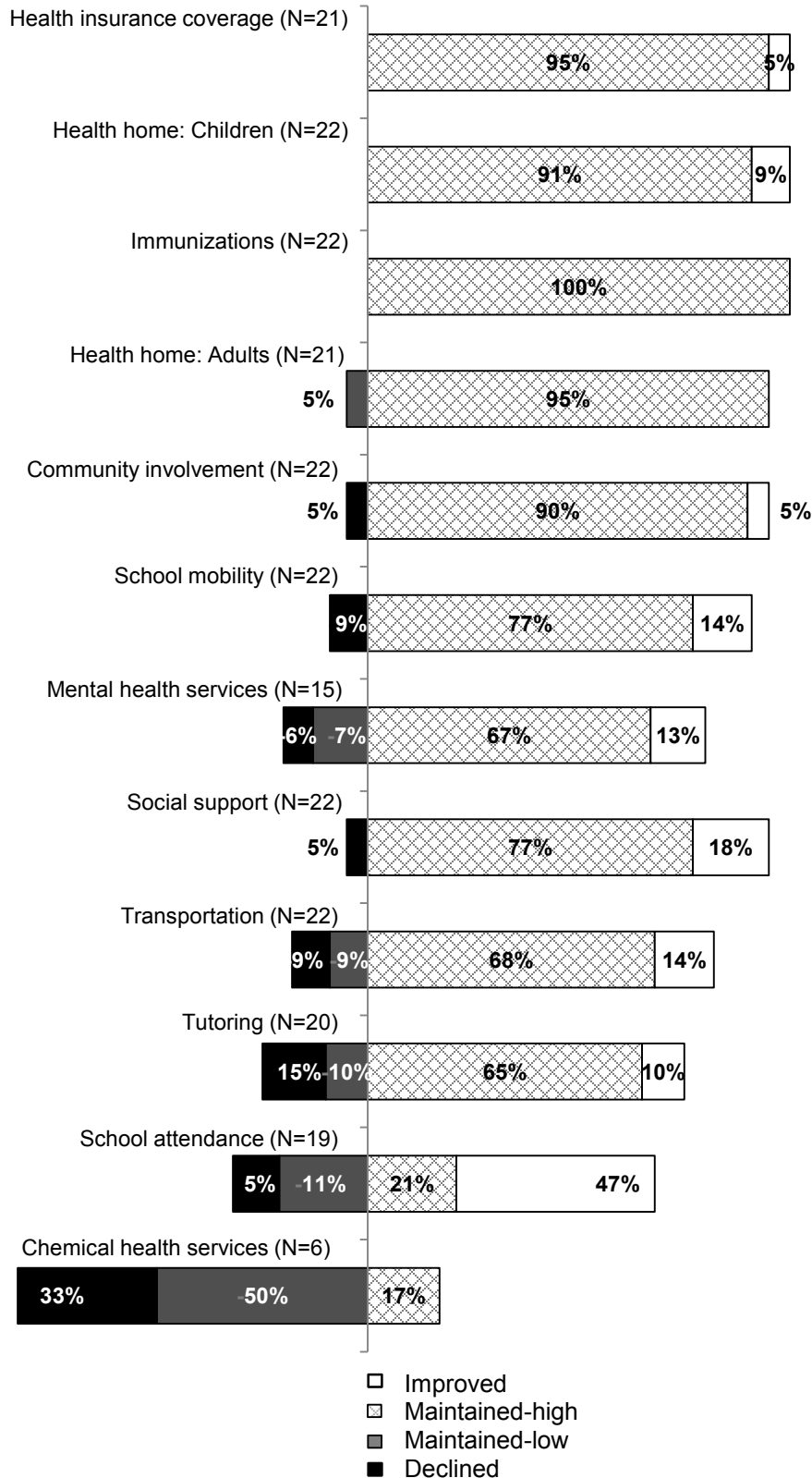
Long-term residents showed better results than short-term residents in nearly all of the family stability scales (figures 67 and 68). Similar to the housing stability and socioeconomic scales, long-term residents were more likely to improve or maintain a high level of self-reliance. However, the group of long-term residents also more frequently had a few residents who declined during their stay, usually near their final assessment.

The scales in which long-term residents made greater improvements than short-term residents were mostly scales related to children, including school attendance, school mobility, tutoring, immunizations, and children’s health home.

**67. Change in self-reliance from first to last assessment: Family stability domain: long-term residents**



**68. Change in self-reliance from first to last assessment: Family stability domain: long-term residents**



# 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 throughout the three years of the study. Over the past three years that the SRAS has been in use, Jackson Street Village successfully stabilized the lives of many families that previously had very unstable housing histories.

While at Jackson Street most families were connected with resources such as health care and school for their children, and most were engaged with the community around them. Fewer residents were able to make progress on areas like employment and educational attainment. There also appears to be room for improvement in the area of connecting the few residents who need services related to chemical health and domestic violence to those services. In general, the results suggest that outcomes were better for those who stayed longer.

It is important to note that the results reported here are only *suggestive of positive* outcomes associated with Jackson Street Village. To conclusively attribute the results of the self-reliance gains of the residents at Jackson Street Village to the programming available there would require a comparison group of similarly situated people who were not a part of this supportive housing community.

In terms of evaluating the SRAS itself as a method for tracking resident progress, the results are mixed. The tool does show progress over time, and appears to be a helpful cue for staff to regularly assess a broad range of areas in each resident's life. On the downside, the quarterly update schedule that was used throughout this trial appears to be too frequent in most cases. Additionally, since many residents had already been living at Jackson Street Village a number of months before the SRAS was first implemented, this pilot likely failed to capture some of the positive changes that these residents experienced early in the program.

Overall, however, staff have indicated that the results have provided a useful reflection of the progress made by Jackson Street Village, and the program appears to be moving toward adoption of a similar "self-sufficiency matrix" that is now being piloted on the state's Homeless Management Information System (HMIS), in conjunction with the State of Minnesota's Business Plan to End Long-Term Homelessness. The results of the current report contribute to the growing body of evidence around the usefulness of these types of tools, and may help to shape how the outcomes are reported. Among the advantages of transitioning to the matrix being piloted by the state is the opportunity to benchmark progress made by residents of Jackson Street against progress made by residents in other programs.





# Appendix

*Average score on stability scales from first to last assessment*

*Jackson Street Village Status codes*

*Notice of Infraction*



## *Average score on stability scales from first to last assessment*

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.

### **A1. Average score on stability scales from first to last assessment**

	<b>Average score 2007</b>	<b>Average score 2008</b>	<b>Average score 2009</b>
<b>Housing stability scales*</b>			
On-time rent payment	2.5	2.9	2.6
Housing inspections	2.6	2.8	2.7
Tenant training	2.5	2.6	2.2
Lease compliance	2.2	2.6	2.5
<b>Socioeconomic stability scales**</b>			
Earned Income Tax Credit	3.0	3.0	3.5
Educational attainment	2.7	2.6	2.4
Financial credit	2.4	3.0	2.7
Hours of employment	2.5	2.6	2.4
Income sources	2.5	2.4	2.3
Current educational enrollment	2.1	2.4	2.5
Access to child care	2.8	2.7	2.5
Child support	2.6	1.3	2.1
<b>Family stability scales</b>			
Preschool (children)	2.8	3.2	2.4
Health home (children)	2.9	3.1	3.0
Health care coverage	2.9	3.1	3.0
Mental health services (adults)	2.7	3.0	2.8
Community involvement	3.0	2.9	3.0
Immunizations (children)	3.0	2.9	3.0
Social support	2.9	2.9	2.9
Health home (adults)	2.9	2.9	2.9
Tutoring (children)	2.8	2.8	2.7
Transportation	2.6	2.8	3.0
School attendance (children)	2.7	2.7	3.1
School mobility (children)	2.9	2.7	2.9
Chemical dependency services (adults)	2.7	2.1	2.2
Domestic abuse services (adults)	2.0	2.0	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 Jackson Street Village, was not rated on the same scale as the other measures. On average, residents' length of residence was 27 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 \$10.50 per hour.

## ***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=8<sup>th</sup> grade or less, no GED
- 3=9<sup>th</sup> – 12<sup>th</sup> 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

*Notice of Infraction*

Saint Paul Family Project Limited Partnership

**Jackson Street Village**

1497 Jackson Street  
St. Paul, MN 55117

**NOTICE OF INFRACTION**

Property:  Jackson Street Village  Date: \_\_\_\_\_

Resident Name: \_\_\_\_\_ Unit # \_\_\_\_\_

Please be advised that we have recorded one or more of the following incidents in your resident file and that the incident is an infraction of Tenancy Rules and Regulations and a violation of your lease.

<b>Infraction Committed By</b>	<b>Date:</b>
<b>You</b>	_____
<b>Your Children</b>	_____
<b>Guests, Visitor or Invitees</b>	_____

Description of incident	
1	Late payment of rent
2	Non-payment of rent
3	Destruction of property
4	Disturbing or harassing of other residents
5	Activities on the premises, which may be unlawful.
6	Tampering with mailboxes.
7	Failure to maintain unit in a clean and sanitary condition.
8	Leaving trash or other obstruction in a public area.
9	Allowing unauthorized persons to live in unit.
10	Obstruction of Landlord's right of entry under the provisions of your lease.
11	Failure to remove inoperable vehicle from the parking area.
12	Alteration or addition to property not authorized by Landlord.
13	Installation of appliance (stove, refrigerator, washing machine, locks, etc.) without written consent of management.
14	Breach of building security (leaving unlocked and/or blocking open exit and laundry room doors).
15	Other: Illegal activity of visitor