



Incoming! An Effective Solution for Homelessness: Guaranteed Income

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Housing as a Human Right: From Innovation to Impact

October 9, 2024

	Denver Basic Income Project	PHLHousing+	Housing Pledge
Location	Denver, CO	Philadelphia, PA	Long Beach, CA
Target Population	Adults experiencing homelessness (broadly defined)	Renter households with children on Philadelphia Housing Authority's waitlists	Households on the Housing Choice Voucher Program Waitlist
# of Households	807	300	100
Amount of Assistance	Group A: \$1,000/month Group B: \$6,500 , then \$500/month Group C: \$50/month	Average \$850/month ; varies by household	\$900/month while searching for a unit; equivalent of HCV subsidy after



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PHIL Housing+

CLOSING THE GAP




PHLHousing+ | Why this? Why now?

1. Philadelphia needs **more rental assistance**; there are five households who qualify for rental assistance for every one that accesses it
 2. Desire for **more flexible tools** that are responsive to the dynamic needs of renters and landlords
 3. Acknowledgement of **key challenges households face when using a housing voucher**; in low-poverty neighborhoods, over 80% of landlords rejected applications from voucher holders
 4. An openness to **building an evidence base** for if and how policies improve household outcomes; no one has tested the impact of vouchers compared to cash.
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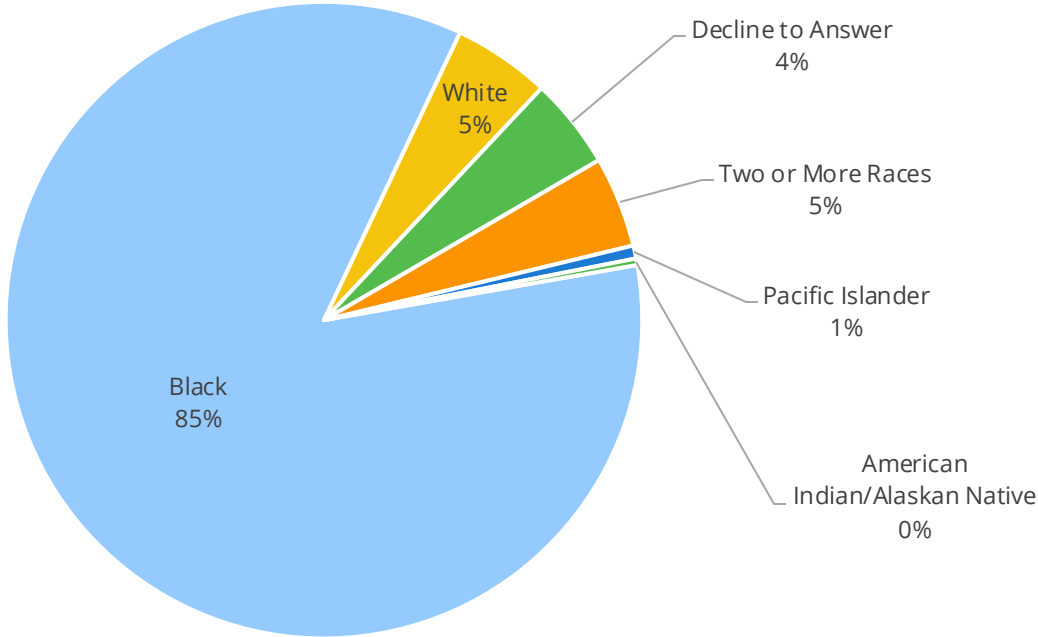
PHLHousing+ | Program Design

- 2.5-year pilot providing 300 households with children a monthly no-strings-attached direct-cash benefit, via a prepaid debit card. Payments run from Fall 2022 through Summer 2025.
 - The payment amount is calculated to match the amount households would have received as a HAP payment to a landlord through the Housing Choice Voucher program. The median is around \$850/month.
 - Cash group recipients selected randomly from the bottom of PHA's waitlists.
 - Cash group outcomes will be compared with a group of Housing Choice Voucher recipients (n=300) and a control group (n=600).
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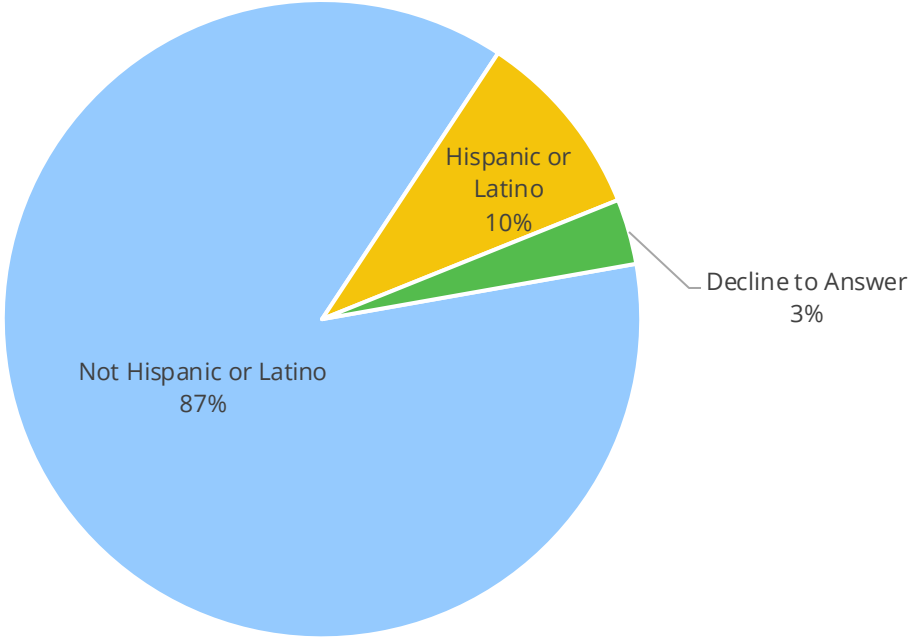
PHLHousing+ | Enrollment Characteristics

- Median income: \$19,800 (20% AMI)
- Median household size: 3
- Median head of household age: 32
- Female head of household: 95%

Head of Household Race



Head of Household Ethnicity






PHLHousing+ | Outcomes Measures

PHDC has partnered with researchers from the Housing Initiative at the University of Pennsylvania (HIP) to measure outcomes of the randomized control trial.

HIP supported the development, implementation, and evaluation of the program.

1. **Biannual survey** instrument measures housing, economic, educational, mental health, and wellbeing outcomes for the cash, voucher, and control groups in the pilot.
 2. **Administrative data** linkage examines longer-term outcomes, such as educational attainment, neighborhood conditions, and medical services use.
 3. **Focus groups** and **semi-structured interviews** with program participants to explore household program experiences and decision-making frameworks.
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**FUND FOR
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THE LONG BEACH HOUSING PLEDGE

2024





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At Fund for Guaranteed Income, we research complex, outdated bureaucracy and join hands with movement leaders to design a safety net that **lives up to its name.**





California Housing Crisis

- **12%** of US population
- **50%** of unsheltered homelessness

Housing Choice Voucher

- Largest US housing program
- **1 in 10** eligible households currently supported
- **2 in 5** households that come off the waitlist **do NOT get support**

100 people from the
HCV waitlist

\$900 first 6 month
payments

1 year of rent support,
same amount as HCV

18 months of
direct cash support



Long Beach Housing Pledge

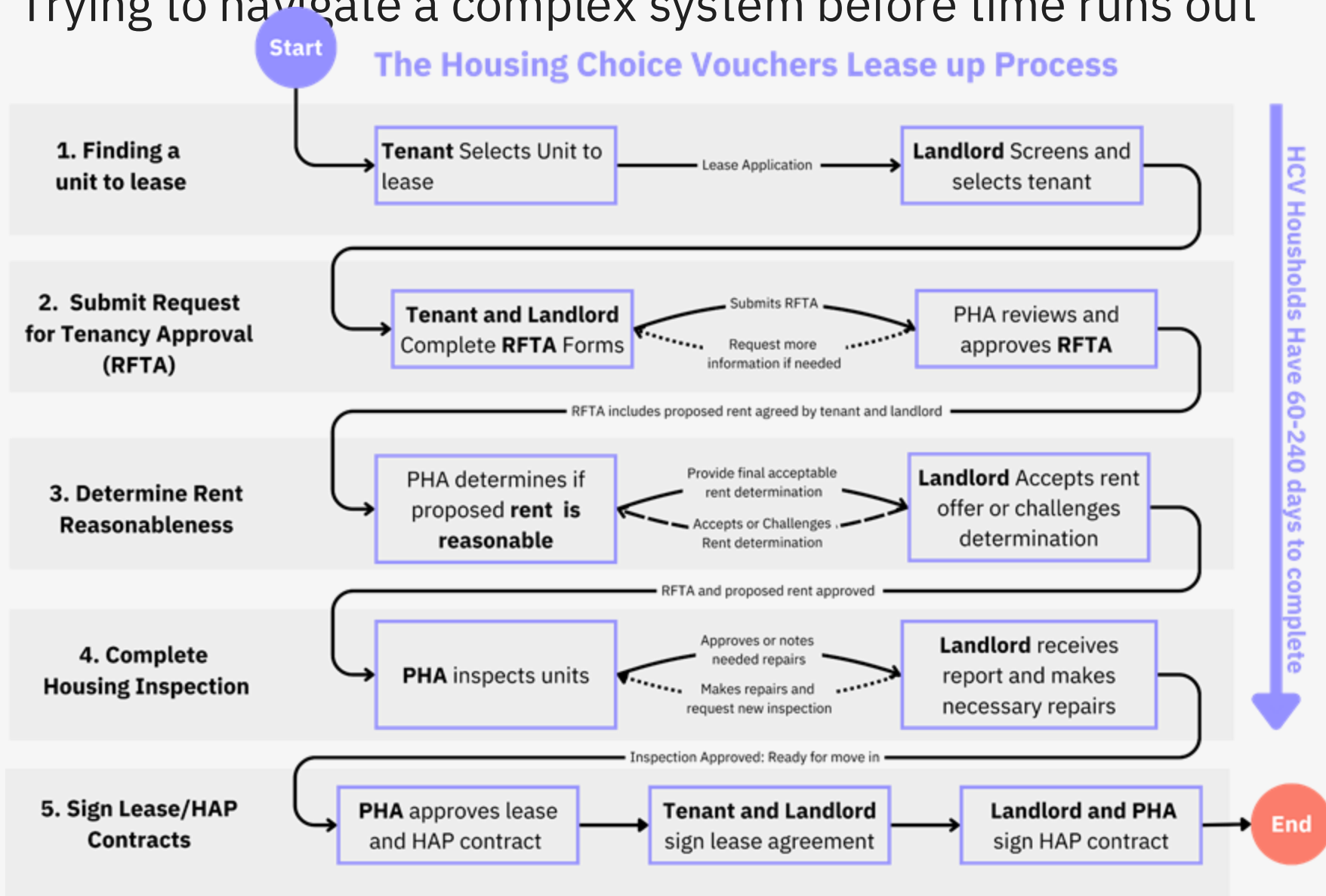
The Long Beach Housing Pledge aims to deliver guaranteed income to 100 Long Beach residents selected off the Section 8 waitlist as they search for a unit, then the equivalent of the HCV subsidy in direct rental assistance for one year.

During their year on DRA, households will work with programs staff to prepare to transition to a Housing Choice Voucher.

Before

Months unsupported

Trying to navigate a complex system before time runs out



After

Immediate support

Through a simple process that prioritizes getting people housed

The Housing Pledge Lease up Process



Timeline

To house 100 families

JANUARY 2025

100 families enroll in the Housing Pledge.

JUNE 2025 – MAY 2026

Families pay rent, receive direct rent assistance, and meet all traditional voucher requirements.

Late 2026

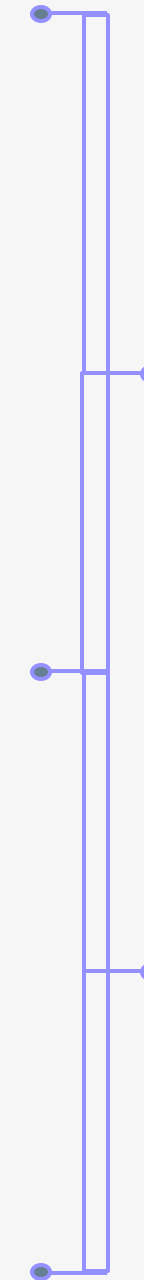
Research published and shared with HUD.

JANUARY – JUNE 2025

Families apartment search and receive \$900 monthly.

JUNE 2026

Families receive a traditional voucher and indefinite housing support.





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THANK YOU



f4gi.org/pilot/housingpledge
f4gi.org/pilot/policybriefs

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Location	Denver, CO	Philadelphia, PA	Long Beach, CA
Target Population	Adults experiencing homelessness (broadly defined)	Renter households with children on Philadelphia Housing Authority's waitlists	Households on the Housing Choice Voucher Program Waitlist
Participant Solicitation Strategy	Partnership with 19 community-based organizations that serve the unhoused	Randomly selected households from the bottom of the public housing and HCV waitlists	Direct enrollment through invitation
# of Households	807	300	100
Amount of Assistance	Group A: \$1,000/month Group B: \$6,500, then \$500/month Group C: \$50/month	Average \$850/month; varies by household	\$900/month while searching for a unit; equivalent of HCV subsidy after
Duration of Assistance	20 months (extended from 12 months)	2 ½ Years	18 months
Project Partners / Funding Sources	Partners: 19 community-based organizations; Funding: Private foundations and the City of Denver	Partners: CGIR, CEO, Mayor's Policy Office, Atlanta Fed, Philadelphia HA; Funding: 55% publicly funded, 45% philanthropically funded.	Partners: United Way of Greater LA, Jain Family Institute, Center for Public Enterprise, LiFT; Funding: Philanthropic/Private
Total Program Cost	\$8.7M	\$9.5M	\$3.17M
Status & Stage	Year 2: Ongoing Research & Fundraising Stage Monthly short surveys & biannual long surveys continue; 3 rd wave of interviews due Nov '24. Exploring funding options for extension.	Year 3: Ongoing Research Stage; Impending Pilot Conclusion Biannual surveys, interviews, focus groups, & linkages to administrative data continue. Pilot ends Summer '25. Exploring options for permanent program.	Design Stage Expected program launch in January '25 with program conclusion in June '26.



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Questions?

Thank you for attending the panel!

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Thank you to our Speakers!

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