

Department of Housing Stability

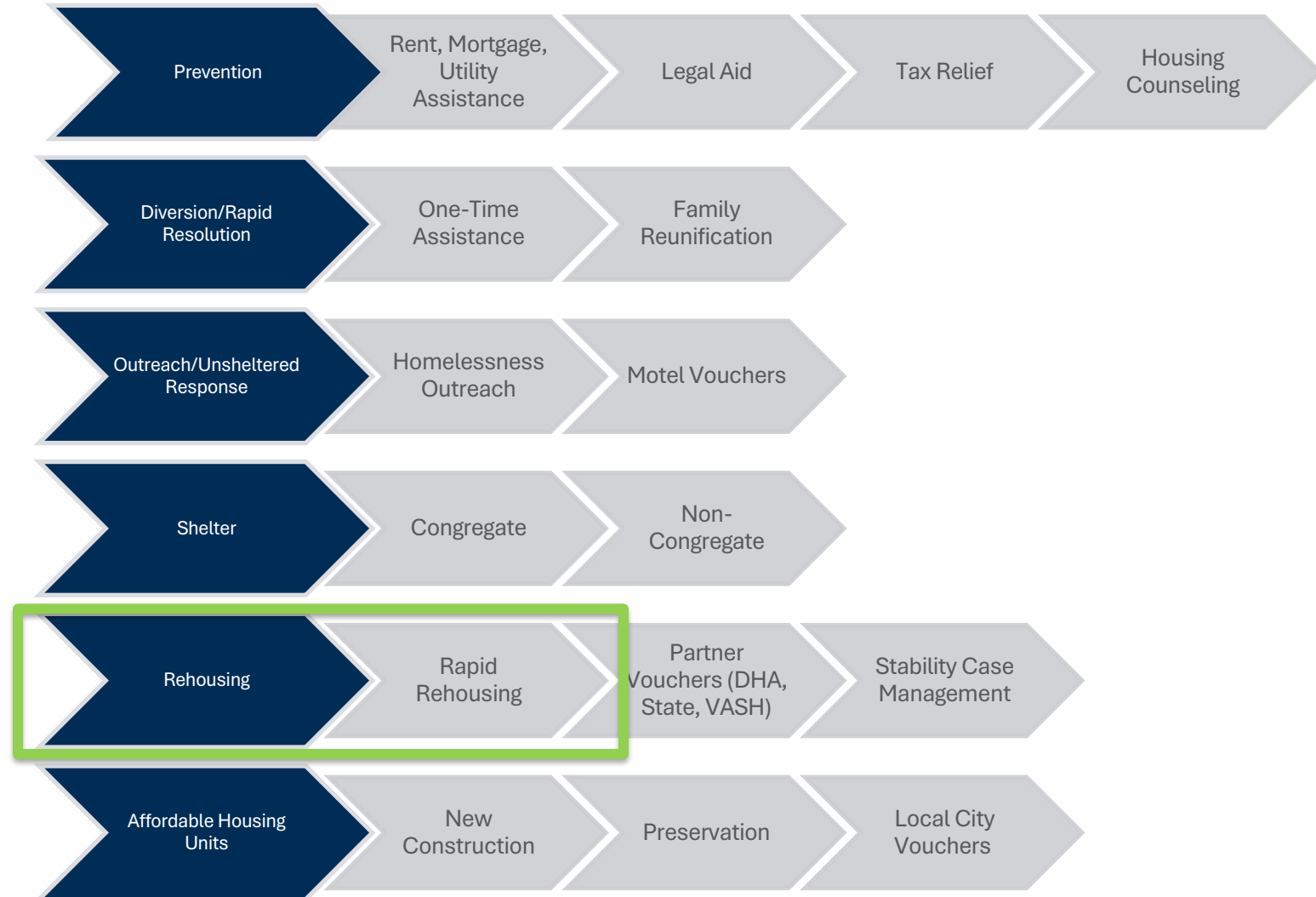
RAPID REHOUSING CONTRACTS
COMMUNITY PLANNING & HOUSING COMMITTEE
SEPTEMBER 9, 2025

Action Requested Today

Approval of the following contract amendments, adding funding to Rapid Rehousing Programs

- Jewish Family Service of Colorado, Rapid Rehousing – adding \$1,467,487 through 12/31/2027
- The Delores Project, Rapid Rehousing – adding \$22,278 through 12/31/2027
- Urban Peak Denver, Rapid Rehousing – adding \$12,079 through 12/31/2027
- Volunteers of America CO, Rapid Rehousing + Care – adding \$1,102,542 through 12/31/2027
- Volunteers of America CO, Green Willow Rapid Rehousing – adding \$6,663 through 12/31/2027
- Volunteers of America, Shelter into Rapid Rehousing – adding \$1,184,433 through 12/31/2027
- Jewish Family Service of Colorado, Transformational Homelessness Response Rapid Rehousing – adding \$795,766 and extending through 6/30/27

HOST's Spectrum of Work



What is Rapid Rehousing?

Rapid Rehousing (RRH): Supportive housing intervention designed to help individuals and families experiencing homelessness.

- *Quickly* exit homelessness; Increase the number of households exiting to permanent housing
- Prevent households from returning to homelessness
- Increase a household's self-sufficiency
- Decrease homelessness overall
- Up to 24-months of financial assistance

Effective RRH programs are based on a program's ability to accomplish the model's three primary goals:

Reduce the length of time program participants spend homeless

Programs should move participants into permanent housing in an average of 60 days or less

Crucial activities include recruiting landlords to have access to units, finding units in the communities that program participants want to live, and negotiating with landlords to help participants access housing.

Exit households to permanent housing

At least 80% of households that exit a RRH program should exit to permanent housing

Includes private, unsubsidized housing; subsidized housing; permanent supportive housing; or housing shared with friends or family in a suitable living situation.

Limit returns to homelessness within a year of program exit

At least 80% of households that exit a RRH program to permanent housing should not become homeless again within a year.

HOST RRH Program Description:

Housing Search and Placement	<ul style="list-style-type: none">• Assistance with obtaining vital documents for income and housing• Guiding client toward suitable housing opportunities that fit client needs and resources
Move-in and rental assistance	<ul style="list-style-type: none">• Financial assistance for rent, application fees, utilities, deposits and moving expenses• Provide client with necessary move-in items such as furniture, cleaning supplies, kitchen items, and other items to outfit the apartment• Short- to Medium-term financial assistance (3-24 months)
Case Management	<ul style="list-style-type: none">• Connect participants with referrals, community connections or affordable housing resources that continually focus on increasing housing stability
Employment and Benefits acquisition	<ul style="list-style-type: none">• Applying and enrolling in eligible cash and non-cash benefits• Obtaining and/or increasing income from employment

Who is eligible for Rapid Rehousing and how are they referred?

1. Literally homeless individuals or families

- Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
 - Has a primary nighttime residence that is a public or private place not meant for human habitation; **or**
 - Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); **or**
 - Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

2. Referral Source:

- OneHome, Coordinated Entry System, provides a majority of program referrals
- Direct HOST referrals
- Referred households must be active in HOST-funded shelter

Rapid Rehousing Program Impact – 2025 to date

Program	Households Served in 2025	Housed prior to 2025	Housed through 1/1/25 - 8/25/25	In Housing Search
Jewish Family Service, RRH	43	18	24	1
Jewish Family Service, Transformational Homelessness Response RRH	48	23	23	2
The Delores Project, RRH	19	0	10	9
Urban Peak, RRH	31	11	6	14
VOA, RRH + Care	49	18	20	11
VOA, RRH Green Willow	13	7	5	1
VOA, Shelter into RRH	21	10	10	1
Totals	224	87	98	39

Impacts continued...

Rapid Rehousing and Friends Workgroup – Monthly workgroup with funded partners to focus on technical assistance, barrier busting, and best practices

Transformational Homelessness Response Programs, one-time funding from Department of Local Affairs have allowed for increased movement out of family shelter

Case Conferencing for families referred to RRH Programs to decrease length of time from referral to housing

Focus on households that are active in other HOST-funded programming

2024 Outcomes

713 households (1245 individuals) served

241 households
(565 individuals)
moved in prior to
2024

446 households
(648 individuals)
moved in 2024

Jewish Family Service Rapid Rehousing

- Current contract term: January 1, 2025 – December 31, 2027
- Current contract amount: \$2,856,000
- Proposed amendment to add \$1,467,487 through 12/31/2027
- 2025 budget: \$952,000
- House 90 households throughout contract term
- Cost per intervention: \$48,039
- Serves both individuals and families accessing shelter services in Denver

Line Item	2026 Amount	2027 - Amount	Total
Staffing	\$467,766	\$479,460	\$947,226
Other costs including Client Support	\$1,371,386	\$888,900	\$2,260,286
Indirect Costs	\$72,715	\$91,254	\$163,969
Total	\$1,911,867	\$1,459,614	\$3,371,481

The Delores Project Rapid Rehousing

- Current contract term: January 1, 2025 – December 31, 2027
- Current contract amount: \$2,631,000
- Proposed amendment to add \$22,278 through 12/31/2027
- 2025 Budget: \$877,000
- House 55 households throughout the contract term
- Cost per intervention: \$48,240
- Serves women, transgender, and gender expansive people from The Delores Project Shelter and Elati Village

Line Item	2026 Amount	2027 - Amount	Total
Staffing	\$226,755	\$233,795	\$460,550
Other costs including Client Support	\$607,721	\$606,754	\$1,214,475
Indirect Costs	\$50,171	\$51,082	\$101,253
Total	\$884,647	\$891,631	\$1,776,278

Urban Peak Rapid Rehousing

- Current contract term: January 1, 2025 – December 31, 2027
- Current Contract Amount: \$2,700,000
- Proposed contract amendment to add \$12,079 through 12/31/2027
- 2025 Budget: \$900,000
- House 60 households throughout the contract term
- Cost per Intervention: \$45,201
- Serves youth ages 18 – 24, both individuals and families

Line Item	2026 Amount	2027 - Amount	Total
Staffing	\$437,174	\$448,104	\$885,278
Other costs including Client Support	\$393,950	\$393,460	\$787,410
Indirect Costs	\$68,876	\$70,516	\$139,392
Total	\$900,000	\$912,079	\$1,812,079

Volunteers of America, Colorado Branch

Rapid Rehousing Plus Care

- Current contract term: January 1, 2025 – December 31, 2027
- Current contract amount: \$2,535,000
- Proposed contract amendment to add \$1,102,542 through 12/31/2027
- 2025 Budget: \$845,000
- House 82 households throughout the contract term
- Cost per intervention: \$44,360
- This program includes behavioral health services for participants
- Serves both individuals and families

Line Item	2026 Amount	2027 Amount	Total
Staffing	\$576,877	\$571,921	\$1,148,798
Other costs including Client Support	\$816,733	\$633,056	\$1,449,789
Indirect Costs	\$97,760	\$96,072	\$193,832
Total	\$1,491,493	\$1,301,049	\$2,792,542

Volunteers of America, Colorado Branch

Rapid Rehousing Green Willow

- Current contract term: January 1, 2025 – December 31, 2027
- Current contract amount: \$1,623,000
- Proposed amendment to add \$6,663 through 12/31/2027
- 2025 Budget: \$541,000
- House 33 households throughout the contract term
- Cost per intervention: \$49,384
- This program supports people actively fleeing from domestic/intimate partner violence
- Serves both individuals and families

Line Item	2026 Amount	2027 Amount	Total
Staffing	\$208,993	\$214,217	\$423,210
Other costs including Client Support	\$297,245	\$297,815	\$595,060
Indirect Costs	\$34,762	\$35,631	\$70,393
Total	\$541,000	\$547,663	\$1,088,663

Volunteers of America, Colorado Branch Shelter into Rapid Rehousing

- Current contract term: January 1, 2025 – December 31, 2027
- Current contract amount: \$1,377,000
- Proposed amendment to add \$1,184,433 through 12/31/2027
- 2025 Budget: \$459,000
- House 64 households throughout the contract term
- Cost per intervention: \$40,022
- Serves both individuals and families accessing shelter services in Denver

Line Item	2026 Amount	2027 - Amount	Total
Staffing	\$497,186	\$194,663	\$691,849
Other costs including Client Support	\$1,048,127	\$239,051	\$1,286,035
Indirect Costs	\$92,304	\$31,102	\$124,549
Total	\$1,637,617	\$464,816	\$2,102,433

Jewish Family Service Transformational Homelessness Response Rapid Rehousing (State funded)

- Current contract term: June 1, 2024 – December 31, 2025
- Current contract amount: \$750,000
- Proposed amendment to add \$795,766 through 6/30/2027
- House 90 households throughout the contract term
- Cost per intervention: \$17,175
- Serves both individuals and families accessing shelter services in Denver

Line Item	Original Amount	Amended Amount	Total
Staffing	\$282,910	\$282,910	\$565,820
Other costs including Client Support	\$435,494	\$469,060	\$904,554
Indirect Costs	\$31,596	\$43,796	\$75,392
Total	\$750,000	\$795,766	\$1,545,766

Questions?

Appendix

Outcomes/Expectations of contractors

Resources	Activities	Outputs	Metric	Outcomes	Metric	Impacts
Housing Specialists Case Managers Short- (1-3 months) to Medium-term (3-24 months) of rental subsidies Landlord Partners Homeless Management Information System (HMIS) Use Staff Training Program Policies	<ul style="list-style-type: none"> Accepting referrals from OneHome and other sources Intake process for households referred Housing Identification Relationships with landlords Move-in rental assistance Payment of rent subsidies Housing Stability Plan for all enrolled clients Case Management Services Housing First Interventions Assistance with budgeting and increasing income Support ensuring households remain housed after subsidy ends Participant feedback 	Total households served through contract term	Based on contract funding	Households are provided permanent housing and services through the RRH program	90%	Address Unsheltered Homelessness Expand pathways to successful rehousing
		Number of lease applications submitted for each participating household	3 applications for 1 household served	Household exits to permanent housing at the end of the program	80%	
		Number of households engage in case management and ongoing support	100%	Length of time between enrollment and lease up is less than or equal to 60 days	85%	
		Households receiving assistance with increasing income or maintaining income through benefit acquisitions and/or employment	100%	Households that have an increase or maintain income through benefit acquisition or employment annually or at exit	80%	
		Households offered the opportunity to provide feedback on services received	100%	Households that complete survey report being satisfied with services received	80%	

Assumptions: Unless otherwise indicated, data will be pulled from the Homeless Management Information System (HMIS). Contractor will upload a HMIS Data Quality report in Salesforce with each quarterly report. Data quality must be in alignment with expectations and standards outlined by COHMIS (<https://cohmis.zendesk.com/hc/en-us>). All Metrics will be reviewed quarterly and annually.