Mitch's Place Analysis

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07/14/2021

Introduction

This data looks at Mitch's Place, Emmaus' shelter for individual adults, in the period from 2003 to 2019. This time period follows the introduction of ETO and entry and exit assessments for all clients at the shelter. 2019 is the stopping point because the COVID-19 Pandemic, starting in 2020, presented a significantly changed landscape for congregate shelter, resulting in a dramatically reduced population and longer stays. The fields in the entry assessment expanded beginning in 2010, so for some statistics, such as chronic homelessness, domestic violence, and monthly income, we have to look at changes over a shorter period of time. Overall, though, the data give a solid picture of the characteristics, stays, and outcomes for clients entering Mitch's Place over the last two decades.

1. Mitch's Place Clients & Enrollments

From 2003 to 2019, Mitch's Place provided nearly 200,000 bed nights to 4,000 clients. Many of these clients struggled in and out of homelessness for extended periods of time, with 32% of all clients coming to Mitch's Place two times or more.

Table 1: Client and Enrollment Totals, Mitch's Place (2003-2019)

Clients	Enrollments	TotalBedNights
3997	6704	191586

Table 2: Number of Entrances per Client, 2003-2019

NoOfEntrys	NoOfClients	Percent
1	2731	68%
2	697	17%
3	259	6%
4	112	3%
5	84	2%
6	35	1%
7	28	1%
8	18	0%
9	9	0%
10+	24	1%
Total	3997	-

2. Mitch's Place Demographics

The tables below paint a picture of the clients at Mitch's Place based on demographic breakdowns of race, ethnicity, gender, age, domestic violence history, and disability.The population at Mitch's Place is majority White (87%), with the most significant minority being African American (10%). It is majority non-Hispanic (81%) and Male (70%), with an average age of 40. 2/3 of Mitch's clients are between 30-60. 21% of Mitch's Clients have been victims of domestic violence. 83% of all Clients have at least one disabling condition, and 47% have two or more disabling conditions at entry.

Table 3: Race of Clients at Mitch's Place, 2003-2019

Race	NoOfClients	Percent
African American	410	10%
AmIndAKNative	45	1%
Asian	20	1%
NativeHIOtherPacific	26	1%
White	3486	87%
Total	3987	-

Table 4: Ethnicity of Clients at Mitch's Place, 2003-2019

Ethnicity	NoOfClients	Percent
Hispanic	764	19%
Non-Hispanic	3233	81%
Total	3997	-

Table 5: Gender of Clients at Mitch's Place, 2003-2019

Gender	NoOfClients	Percent
Female	1215	30%
Male	2780	70%
Trans Female	2	0%
Total	3997	-

Table 6: Ages of Clients at Mitch's Place, 2003-2019

AgeGroup	NoOfClients	Percent
19 or Younger	103	3%
20-29	980	25%
30-39	824	21%
40-49	973	24%
50-59	743	19%
60 or older	267	7%
NA	107	3%
Total	3997	-

Table 7: Victims of Domestic Violence at Mitch's Place (2003-2019)

DomesticViolence	NoOfClients	Percent
No	3017	79%
Yes	817	21%
Total	3834	-

Table 8: Disability Frequencies of Clients at Mitch's Place, 2003-2019

DisabilityTotal	NoOfClients	Percent
0	662	17%
1	1403	36%
2	1296	33%
3	492	13%
4	78	2%
5	4	0%
Total	3935	-

Note:
Reported Disabilities include: Mental Health Problems, Developmental Disabilities, Physical Disabilities, HIV/AIDS, Chronic Health Conditions, and Substance Abuse

3. The Typical Mitch's Place Client

The "average" client at Mitch's comes to the door with 2 disabling conditions, 2 instances totaling 4 months of homelessness in the past three years, and $0 in total monthly income.

Table 9: Median Values for Clients at Mitch's Place, 2003-2019

# of Disabling Conditions	# of Months Homeless in Past Three Years	# of Times Homeless in Past Three Years	Monthly Income ($)
2	4	2	0

4. Living Situations (Where Do The Clients Come From?)

The table below shows the most recent living situation for clients entering Mitch's Place. Almost half of all clients come from a family or friend's apartment or house, and 17% come to Mitch's directly from the street. Less than 5% of all Mitch's Place clients come directly from a rental or owned home, suggesting that most clients have experienced tumultuous living circumstances for a while after an eviction before they end up at our doors. We can also see a dramatic increase over time in the fraction of all entrants who are coming to Mitch's directly from the street, rising from under 10% to over 30% in the last 13 years.

Table 10: Living Situations at Entry for Clients at Mitch's Place, 2003-2019

LivingSituation_1	Tally	Percent
Staying or living in a friend's room, apartment or house	1838	30%
Place Not Meant for Habitation	1098	18%
Staying or living in a family member's room, apartment or house	1064	18%
Emergency Shelter or Paid Motel	911	15%
Rental by Client, no subsidy	268	4%
Psychiatric Hospital	229	4%
Hospital, non-psychiatric	173	3%
Prison or Juvenile Detention Facility	138	2%
Substance Abuse Treatment	138	2%
Hotel Paid for without emergency shelter voucher	105	2%
Transitional Housing	43	1%
Owned by client, no ongoing housing subsidy	18	0%
Rental by Client, other subsidy	13	0%
Nursing Home	11	0%
Total	6047	-

Clients Entering From the Street, Mitch's Place (2003–2019)
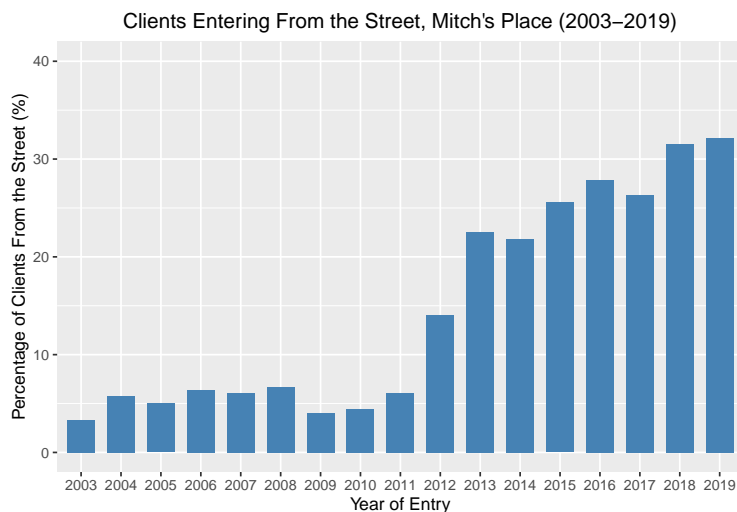
5. Chronic Homelessness

Many clients at Mitch's Place have experienced multiple periods of homelessness which may last for many months. 62% of Mitch's Place entrants have had more than one distinct episode of homelessness in the past three years, and 28% have had four or more. 30% of Mitch's entrants have been homeless for a period of 12 months or more in the past three years. 17% of Mitch's clients are considered chronically homeless according to HUD, which means they have had 3 or more distinct bouts of homelessness totaling at least 12 months in the past three years, and have a disabling condition.

Table 11: Number of Distinct Episodes of Homelessness in the Past Three Years

TimesHomelessPastThreeYears	NoOfClients	Percent
1	1077	38%
2	663	23%
3	318	11%
4	797	28%
Total	2855	-

Table 12: Months of Homelessness in the Past Three Years

MonthsHomelessPastThreeYears	NoOfClients	Percent
1	793	28%
2	329	12%
3	194	7%
4	134	5%
5	100	4%
6	156	6%
7	58	2%
8	73	3%
9	56	2%
10	46	2%
11	30	1%
12	97	3%
13	737	26%
Total	2803	-

Table 13: Chronically Homeless Clients at Mitch's Place (2003-2019)

ChronicHomelessness	NoOfClients	Percent
No	1308	83%
Yes	269	17%
Total	1577	-

## 6. Year-by-Year Demographic Breakdowns

6A. Enrollments by Year Mitch's Place has seen a steady increase in the number of clients coming to its doors, from 300 per year in 2003 to 450 per year in 2019.

Enrollments at Mitch's Place (2003–2019)
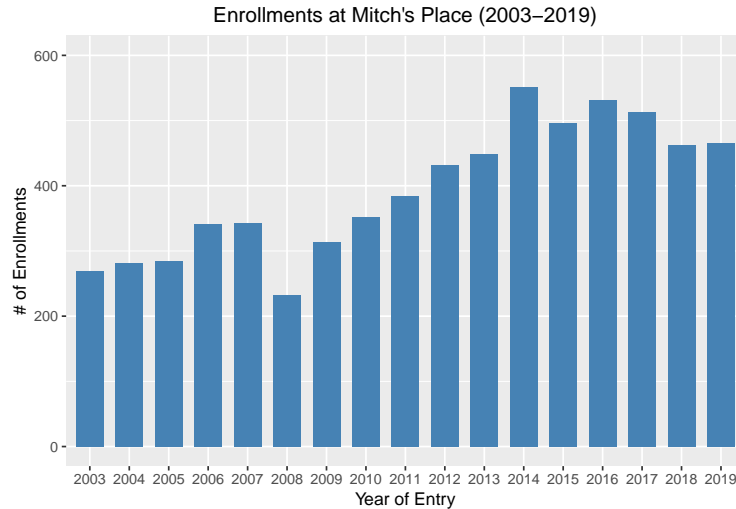
6B. New Clients by Year As the graph below shows, the increase in enrollments has been driven by returning clients, rather than an influx of new clients from outreach or worsening housing market conditions.


New Clients at Mitch's Place (2003–2019)
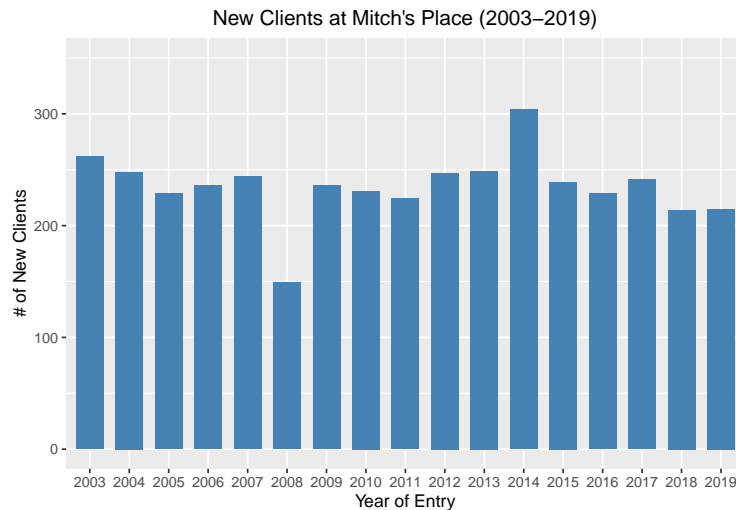
6C. New Clients with Income Since 2010, Mitch's has seen a 20% increase in the proportion of clients with some form of income at entry to shelter. This raises a concern that more and more low income residents are being forced out of private and even subsidized rentals and into homelessness as a result of increased rents.

New Clients at Mitch's Place with Income at Entry (2010–2019)
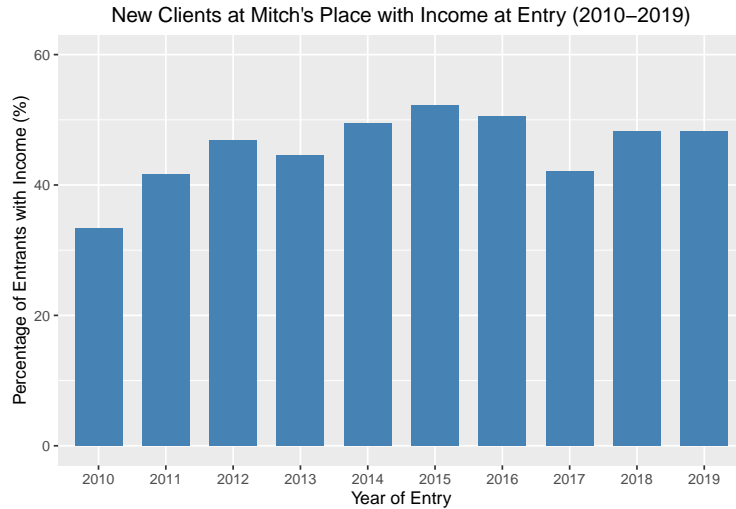
6D. Average Monthly Income (All Sources) This increase in the proportion with income is mirrored by the consistent increase in average monthly income from all sources for Mitch's Clients. Since 2010, this number has increased by 200%, supporting the hypothesis that more clients are coming to Mitch's Place due to conditions in the private housing market. It is still important to note that the average income in 2019 was still less than $600 dollars, for an annual income of $7,500. In Haverhill, this represents roughly 10% of the AMI.

Average Monthly Income, New Clients at Mitch's Place (2010–2019)
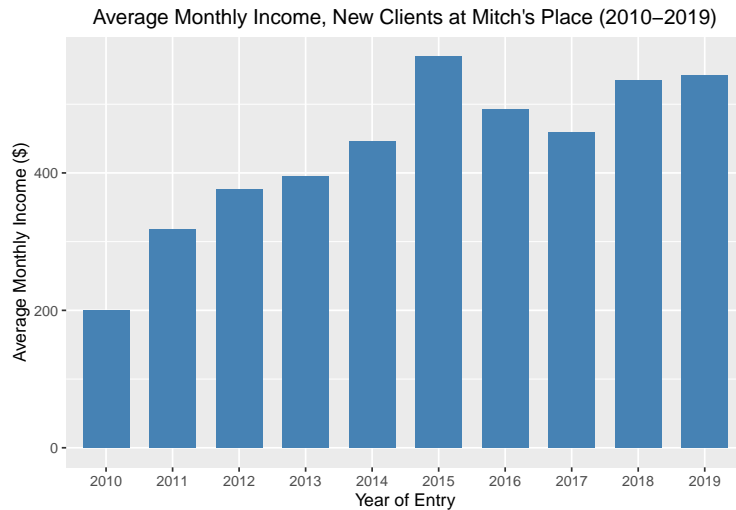
6E. New Clients with Earned Income Interestingly, the proportion of clients with earned income has not consistently increased during this period, suggesting that more people that had previously been making due with SSI, SSDI, or other social safety net programs are no longer able to make ends meet, not that wage earners are being forced into homelessness at a greater rate.
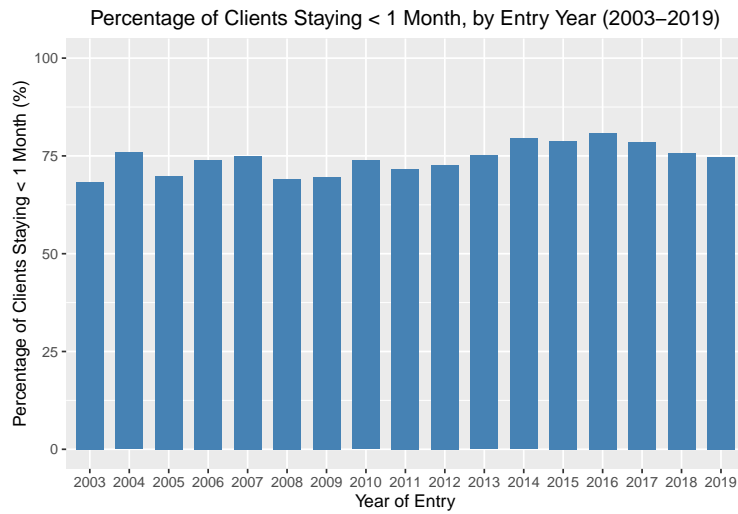
New Clients at Mitch's Place with Earned Income at Entry (2010–2019)
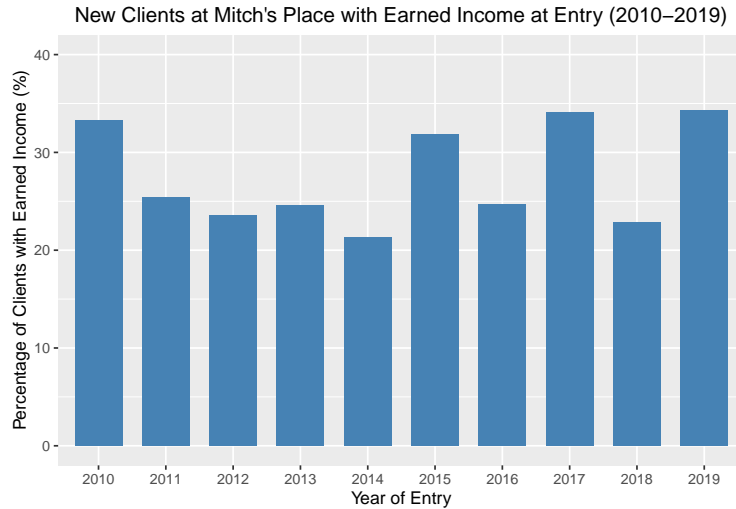
6F. Average Number of Disabling Conditions Since 2003, we can see a slight increase in the average number of disabling conditions. If the percentage of clients with disabilities is increasing, then this might account for the increase in number of clients with income, instead of market housing conditions.
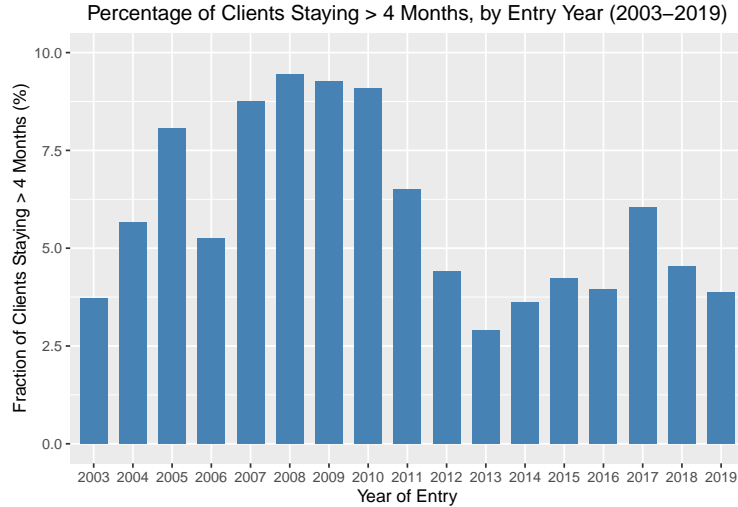
Average # of Disabling Conditions, New Clients at Mitch's Place (2003–2019)
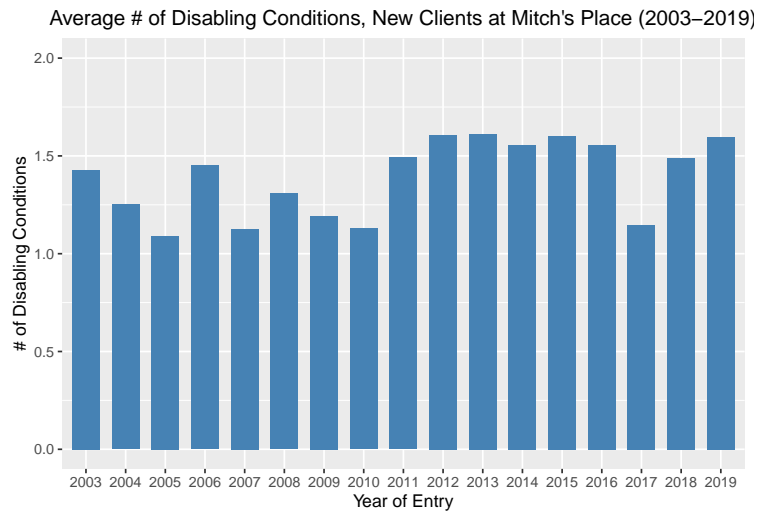
6G. Average Length of Stay Since 2007, Mitch's has seen a drop in the average length of stay for clients at the shelter, from over 45 days down to 25.

Average Length of Stay at Shelter, by Entry Year (2003–2019)
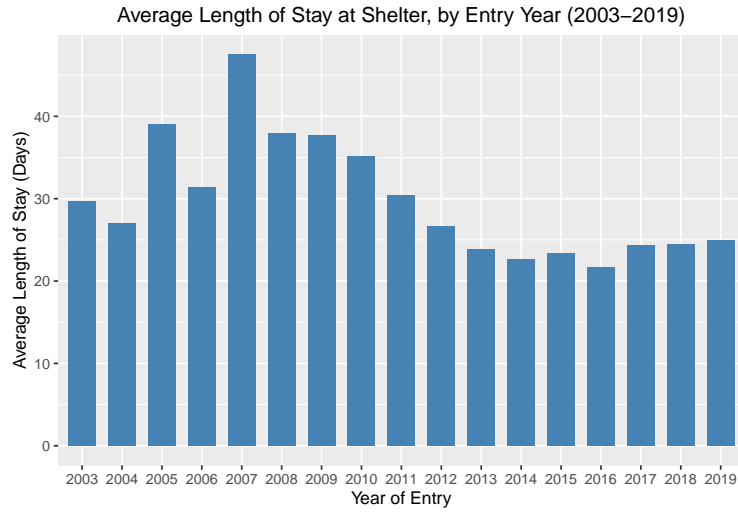
6E. Percentage Staying Less Than 1 Month and More Than 4 Months We can see from the following two graphs that this decline is driven by a reduction in clients with extremely long stays in shelter, rather than an increase in the percentage of clients with very short stays.

Percentage of Clients Staying < 1 Month, by Entry Year (2003–2019)

Percentage of Clients Staying > 4 Months, by Entry Year (2003–2019)

7. Destinations

The table below shows the wide range of destinations for clients from Mitch's Place, and the many clients that move from shelter to shelter. The largest share of clients leave Mitch's Place for another shelter or a paid motel. The next highest group, covering 30% in total, are clients who move in with friends, either temporarily or permanently. Notably, there is a significant proportion of the Mitch's Place population with no information on their exit destination (39%).

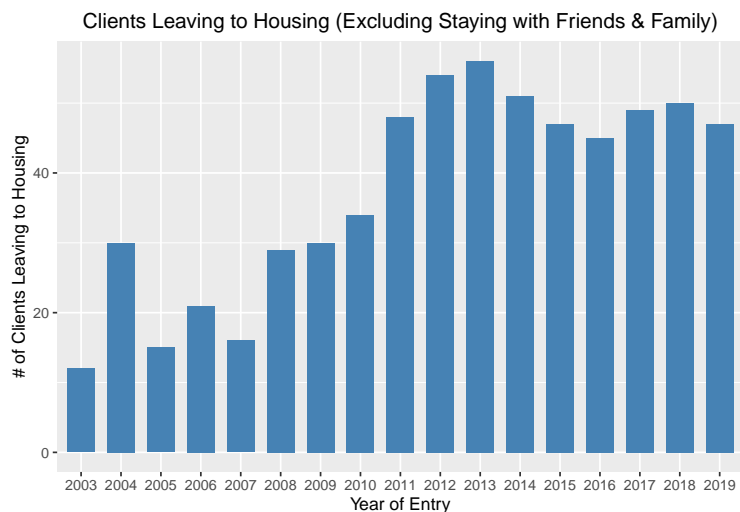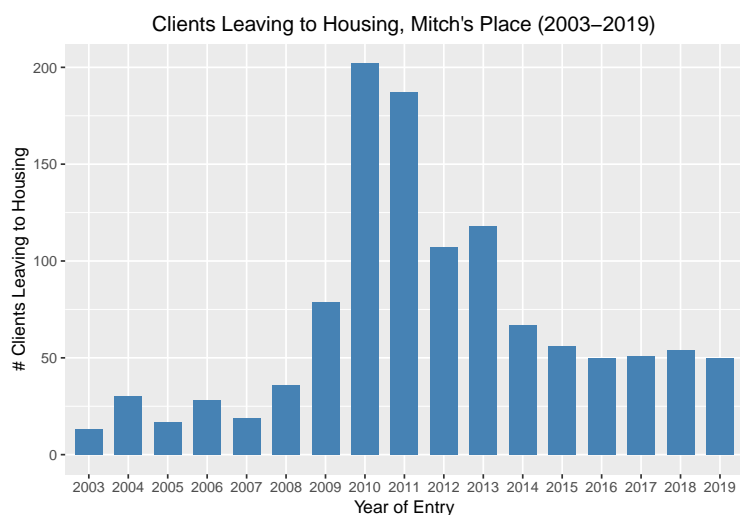Table 14: Exit Destinations for Clients at Mitch's Place (2003-2019)

Destination_1	NoOfClients	Percent
Emergency Shelter or Paid Motel	1065	25%
Staying with Friends, temporary	788	18%
Staying with Friends, permanent	500	12%
Rental by Client, no subsidy	429	10%
Staying with Family, temporary	419	10%
Place Not Meant for Habitation	341	8%
Other	229	5%
Hospital, non-psychiatric	114	3%
Substance Abuse Treatment	84	2%
Rental by Client, other subsidy	75	2%
Transitional Housing	61	1%
Psychiatric Hospital	51	1%
Prison or Juvenile Detention Facility	36	1%
Staying with Family, permanent	31	1%
Rental by Client, VASH Subsidy	26	1%
Permanent housing (other than RRH) for formerly homeless persons	21	0%
Safe Haven	18	0%
Owned by client, no ongoing housing subsidy	10	0%
Hotel Paid for without emergency shelter voucher	4	0%
Nursing Home	4	0%
Deceased	2	0%
Total	4308	-

7A. Exits to Permanent Housing The table below shows the percentage of clients who leave for permanent housing destinations, including private rentals, subsidized units, transitional housing, and other accommodations. Since 2003, Mitch's Place has successfully placed 994 clients into permanent housing, accounting for 25% of all clients served during this time period.

Table 15: Percentage of Mitch's Place Clients Leaving for Permanent Housing (2003-2019

Exiter	NoOfClients	Percent
No	3003	75%
Yes	994	25%
Total	3997	-

7B. Exits to Permanent Housing by Year The graph below suggests that Emmaus rapidly improved its ability to place homeless individuals into housing from 2008 to 2011, only to regress back to modest improvements in the latter half of the 2010s. However, the second graph shows that the meteoric increase in housing placements in 200-2013 was driven mainly by those who moved in permanently with friends and family, not into private or subsidized rentals. When these destinations are excluded, we still see a jump in placements beginning in 2010, but do not see a drop-off in placements.

Clients Leaving to Housing, Mitch's Place (2003–2019)

Clients Leaving to Housing (Excluding Staying with Friends & Family)

At this juncture, it is possible that this change is the product of either real shifts in exits or simply changes in reporting from permanent to temporary stays with friends and family from 2013 onward. In section 7E, we will look at recidivism by Exit Destination to understand how "Permanent" those placements from 2010-2013 really were.

7C. Exits to Emergency Shelter by Year In the initial table on exit destinations, the most common response was exit to "Emergency Shelter or Paid Motel." The chart below shows the dramatic increase in clients leaving for a paid hotel or different emergency shelter from <5% in 2010 to >50% in 2016. This number has dropped over the past few years, but still accounted for 1/4 of all exits from Mitch's Place in 2019.
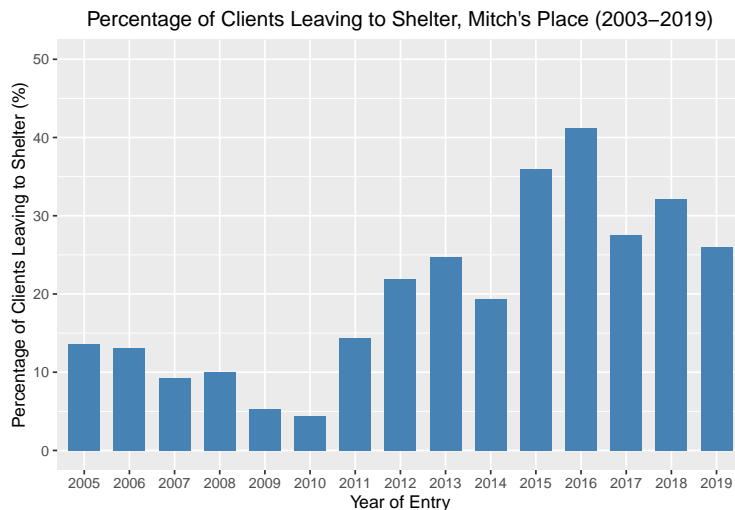
7D. Homelessness Recidivism (by Enrollment) Recidivism measures the number of homeless individuals who exit into housing only to return to shelter. The table below shows that, out of all distinct exits to housing, 28% returned to shelter at a later date. The next table shows that out of the 333 clients who experienced one instance of homelessness recidivism, 24% experienced a second instance. Thus, the 333 instances of homelessness recidivism involve only 268 distinct clients.

Table 16: Recidivism to Homelessness among Leavers to Permanent Housing

Recidivism	NoOfCases	Percent
No	842	72%
Yes	333	28%
Total	1175	-

Table 17: Recidivism, Number of Distinct Instances

RecidivismCount	NoofClients	Percent
1	203	76%
2	65	24%
Total	268	-

7E. Homelessness Recidivism (by Exit Destination) The table below shows that, out of all Exit Destinations, those who leave to stay with Family and Friends are the most likely to return to homelessness

(39% and 37% likelihood, respectively). This seems intuitive, as moving into these destinations does not establish a consistent source of income for clients at Exit. Perhaps also unsurprisingly, the next most frequent destination is unsubsidized rentals. Relative to housing with subsidy, it again makes sense that formerly homeless people, with precarious financial, mental, and physical health circumstances, would struggle to make ends meet in the private market.

Destination_1	RecidivismNo	AllExitNo	Percent
Staying with Family, permanent	12	31	39%
Staying with Friends, permanent	190	500	38%
Rental by Client, VASH Subsidy	7	26	27%
Rental by Client, no subsidy	99	429	23%
Permanent housing (other than RRH) for formerly homeless persons	4	21	19%
Transitional Housing	10	61	16%
Rental by Client, other subsidy	9	75	12%
Safe Haven	2	18	11%
Total	333	1161	-

8. A Model of Successful Exit to Housing

Below is an attempt to examine the factors that lead some clients to successfully move out of shelter and into permanent housing. The model shows that Income Level, Age, Disability, Time in Shelter, and the number of distinct episodes of homelessness in the past three years are all highly correlated with the likelihood of a given individual moving from Mitch's Place into a form of permanent housing.

Table 18: A Logit Model of Successful Exit to Permanent Housing

Predictor	B	SE	t	p	OddsRatio	LogOdds	LowerBound	UpperBound
Intercept	-3.55	0.290	-12.25	<0.001	0.029	0.028	0.016	0.051
Person of Color	0.09	0.208	0.43	0.665	1.094	0.523	0.722	1.659
Female	0.26	0.148	1.73	0.083	1.293	0.564	0.961	1.739
Non-Hispanic	0.24	0.186	1.29	0.197	1.271	0.560	0.877	1.842
Income From Any Source	0.36	0.139	2.61	0.009	1.437	0.590	1.088	1.896
Age	0.03	0.005	5.08	<0.001	1.027	0.507	1.016	1.037
Weeks in Shelter	0.09	0.008	11.93	<0.001	1.100	0.524	1.082	1.117
Domestic Violence Victim	0.05	0.179	0.28	0.776	1.052	0.513	0.736	1.505
Number of Disabilities	-0.17	0.070	-2.48	0.013	0.840	0.457	0.730	0.967
Months Homeless Past Three Years	-0.01	0.018	-0.44	0.661	0.992	0.498	0.957	1.028
Times Homeless Past Three Years	-0.15	0.073	-2.04	0.041	0.862	0.463	0.745	0.997