St Ambrose Housing Aid Center
180 Homeshare Report

Report to Funder: The Abell Foundation

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Introduction

Choice Research Associates (CRA) was engaged by St. Ambrose Housing Aid Center in July of 2021 to assist in the development of the 180 Homeshare Program (180 HS). This involved an ongoing collaboration spanning the earliest phases of program design, data collection, and now evaluation. Building on St. Ambrose's established experience implementing homesharing programs with other populations, the organization sought to adapt and apply this housing model to a new target population—justice-involved youth and adults. 180 HS provides safe, stable and decent housing to justice involved adult and youth Homeseekers in Baltimore, MD, by matching them with community Hosts in a homesharing living arrangement. Homesharing is a housing model in which two unrelated individuals share a home as an alternative, more affordable housing option. In this arrangement, Hosts and Homeseekers have their own private rooms, and common spaces such as the living room and kitchen are shared.

The initial phase of the project between CRA and 180 HS involved a series of collaborative workshops beginning in 2022 to develop the initial Program Development Evaluation[1] (PDE) plan which sets out the overall goals, short-term objectives and process measures. This is an integral step to invest in future evaluation efforts as it sets clear, specific goals, determines what data to collect, and ensures the evaluation process answers the right questions that align with the goals of 180 HS overall. Additionally, the primary goal of using the PDE method is to learn from practitioner experience and data over time to evaluate effectiveness, adapt to unforeseen circumstances, and ensure long-term success for 180 HS and its participants.

The 180 HS program began accepting referrals in July of 2023. From that point forward, CRA and 180 HS continued to meet to discuss data collection methods, documentation practices, and to update and revise the PDE as needed. This iterative approach supported the program's growth beyond its first year and enabled the incorporation of ongoing feedback into the evaluation plan. Continued engagement in this process reflects St. Ambrose Housing Aid Center's dedication to a culture of continuous improvement. This evaluation report builds on the prior report developed in April 2025 and presents data collected from October of 2023 through December of 2025. In this report, we also review findings from the participant surveys.

Data Sources

This report is based on four primary sources of data: 1) the Homeseeker and Host data trackers which capture key milestones of the referral, application and matching processes, 2) surveys with program participants (pre-service, 3-month, 6-month), 3) the Self-Sufficiency Matrix (SSM) assessment which is completed with Homeseekers during intake and again every 90 days while in the program; and 4) the World Health Organization Quality of Life assessment (WHOQOL).

[1] Gottfredson, G. D. (1984). A theory-ridden approach to program evaluation: A method for stimulating researcher-implementer collaboration. *American Psychologist*, *39*(10), 1101-1112. https://doi.org/10.1037/0003-066X.39.10.1101

180 Homeshare Participants

Homeseeker Participants

Table 1 details the demographic data for the 87 Homeseeker participants. The demographics include 36 participants who were housed in this period, and 24 individuals who were eligible to participate but were not housed, including individuals referred to the program but who did not have a completed intake. The majority of participants referred to the program are Black (97%) and male (90%). The average age for participants was 43 years old but ranged from 18 to 80 years old. The majority of program participants (78 of 87 or 90%) were referred for the adult program (180 HS), but nine (or 10%) were referred to the Justice Involved Youth (JIY) portion of the 180 HS project.

Of those who were housed through the program (n = 36), almost all participants are Black (97%) and male (92%). Housed individuals have an average age of almost 40 years old, ranging from 18 to 67. There was a similar demographic breakdown in terms of gender and race, however, those who were not housed were older – on average 50 years old (ranging from 33 to 68).

Table 1: Demographics by Unique Homeseeker and by Homeseeker Status

	Participants Referred N = 87			**Housed N = 36**			**Not Housed (But Eligible) N = 24**		
	N	**Freq**	**%**	**N**	**Freq**	**%**	**N**	**Freq**	**%**
Gender	72			36			16		
Male		65	90%		33	92%		15	94%
Female		7	10%		3	8%		1	6%
Race/Ethnicity	70			36			15		
Black		68	97%		35	97%		14	93%
White		1	1.5%		0	0%		1	7%
Hispanic		1	1.5%		1	3%		0	0%
Other		0	0%		0	0%		0	0%
		Range	**Mean (SD)**		**Range**	**Mean (SD)**		**Range**	**Mean (SD)**
Age	73	18-80	43.51 (14.0)	36	18-67	39.82 (14.5)	17	33-68	50.52 (11.8)
	N	**Freq**	**%**	**N**	**Freq**	**%**	**N**	**Freq**	**%**
Age by Category	73			36			17		
16-24		10	14%		9	25%		0	0%
25-30		2	3%		1	3%		0	0%
31-35		9	12%		5	14%		3	18%
36-40		15	21%		3	8%		3	18%
41-45		7	10%		5	14%		0	0%

	Participants Referred N = 87			Housed N = 36			Not Housed (But Eligible) N = 24		
	N	**Freq**	**%**	**N**	**Freq**	**%**	**N**	**Freq**	**%**
46-50		10	14%		6	17%		2	12%
51-55		4	5%		1	3%		2	12%
56-60		5	7%		1	3%		3	18%
61 and older		11	15%		5	14%		4	24%
Program Type	87			36			24		
180		78	90%		28	78%		24	100%
Youth		9	10%		8	22%		0	0%

Table 2 provides descriptives of the Homeseeker participant process. The column on the left (1 - "Following Process Evaluation") reflects data as a Homeseeker progresses through the program (i.e., only if a participant is marked as eligible will they be captured in the data for a completed intake), while the column on the right (2 - "Using All Available Data") reflects all Homeseeker data available. The data in this table have been bifurcated in this way because it is important to evaluate *all* data collected but also to understand where processes diverged from the decisions outlined in the PDE. Divergence is expected in the nascency of any program, particularly in direct service work with real people, where it is impossible to anticipate every circumstance in advance. Unforeseen challenges inevitably arise beyond the planning phase, requiring adjustments to support program sustainability, scalability, and responsiveness to participants' varied needs.

In April of this year, after issuance of our first report, 180 HS and CRA engaged in additional PDE sessions to address obstacles and adjust strategies as needed. The PDE is intentionally an iterative process, seeking improvement and clarity to the program process. These changes impact data collection instruments such as applications and referral forms, shift program outreach efforts, and the overall administration of services to program participants (such as engagement of Homeseekers into direct services (e.g., mentoring) or referrals to external services). Revisions to the PDE allows CRA to document these changes and provide context as to why certain data elements may be missing or not yet available in this report. Thus, we seek to include all relevant data to present as complete a picture as possible.

Over this period, there were a total of 87 Homeseekers referred to the program. Looking at Column 1 on the left, we see that of those referred to the program, 49% completed an application. Applications may remain incomplete for a variety of reasons, including an individual choosing not to proceed with the program, securing alternative housing prior to completing the application, or loss of contact with the referred individual, among other factors. Attrition related to these circumstances may occur at any point in the process following referral, including during application, intake, or matching. Of those with a completed application, 85% were determined to be eligible (n = 28). Of those eligible, 68% had an intake completed (n = 19). Among those who completed an intake, 84% (n = 16) were accepted into the program, of which 88% (n = 14) ultimately moved in with a Host.

Turning to Column 2 on the right, the same number of individuals completed an application (n = 40). However, 57 participants were recorded as eligible – which is 66% (or 57 of 87) of the total sample. However, there are only 36 (or 42%) participants with a completed intake. A total of 59 participants were accepted, which is 43 more individuals tracked as accepted into the program than in Column 1. Finally, a total of 37 individuals moved in with a Host, representing 43% of the total population.

The inconsistencies observed are likely due to missing or not-yet-entered data in the 180 HS tracking form. St. Ambrose is aware of these gaps and is actively addressing them rather than ignoring them. Their team has been managing the challenging task of collecting data across multiple outdated, disconnected systems and has worked diligently to move toward a unified database, which is currently in development. Additionally, we (CRA) are actively providing guidance on this database, and together, we are ensuring it will have the capacity to capture high-quality data that supports both programmatic needs and evaluation efforts. Once fully implemented, this robust system will allow for more consistent monitoring, and data quality is expected to improve over time through training and ongoing use.

Table 2: Descriptives of Homeseeker Participant Process N=87

	(1) Homeseekers (Following Process Evolution)			(2) Homeseekers (Using All Available Data)		
Milestone	**N**	**Freq**	**%**	**N**	**Freq**	**%**
Referred	87	87	100%	87	87	100%
Completed Application	81			87		
No		41	51%		47	55%
Yes		40	49%		40	45%
Eligible	40			87		
No		5	15%		30	34%
Yes		28	85%		57	66%
Intake Complete	28			87		
No		9	32%		51	58%
Yes		19	68%		36	42%
Accepted	19			87		
No		3	16%		28	32%
Yes		16	84%		59	68%
Moved In	16			87		
No		2	13%		50	57%
Yes		14	88%		37	43%

Note: For Column 2, which uses all available data, participants are counted as "No" if they are recorded as "No" in the system or if the information is missing.

Host Participants

On the next page, we summarize the demographic data for the Hosts (see Table 3). Of the 17 Hosts (or potential Hosts) the majority are female (15 of 17 or 88%) and are Black (12 of 17 or 71%), with an average age of 50 years old (ranging from 30 to 80). Two (of 16 or 12%) of the Hosts identify as disabled. None of the potential Hosts are veterans.

Table 3: Demographics by Unique Host N=17

Hosts with Demographic Information (N = 17)	**N**	**Freq**	**%**
Gender	17		
Male		2	12%
Female		15	88%
Race/Ethnicity	17		
Black		12	71%
White		0	0%
Multiracial		4	24%
Hispanic		0	0%
Other		1	6%
		Range	**Mean (SD)**
Age	17	30-80	49.94 (13.74)
	N	**Freq**	**%**
Age by Category	17		
16-24		0	0%
25-30		1	6%
31-35		2	12%
36-40		2	12%
41-45		0	0%
46-50		5	29%
51-55		2	12%
56-60		1	6%
61 and older		4	24%
Disabled	16		
Yes		2	12%
No		14	88%
Veteran	16		
Yes		0	0%
No		16	100%

Similar to the Homeseeker descriptives table (Table 2), Table 4 illustrates descriptive data for the Host participant process captured in the Host tracking spreadsheet. The column on the left (1 - "Following Process Evaluation") reflects data as a Host progresses through the program while the column on the right (2 - "Using All Available Data") reflects all Host data available. Overall, there were 62 prospective Host participants, of which 44, or 71%, completed an application. Among the 44 who completed an application, 77% were deemed eligible (34 of 44). Of the Hosts determined to be eligible, 79% (27 of 34) were placed into the matching pool to be matched to a Homeseeker.

Of those, 63% of Hosts (or 17 of 27) had at least one match, with 10 Hosts having no matches during the study period. In a further review of the number of matches per Host, we see that nine Hosts had one match (33%), five Hosts had two matches (19%), two Hosts had three matches (7%), and one Host had four matches (4%). Hosts may be matched multiple times after entering the matching pool for a variety of reasons, including situations where a Homeseeker decides not to move in, a match ends due to incompatibility or a Homeseeker pursuing another housing option, or when a Host has multiple rooms available for homesharing. However, only six[2] Hosts (35%) were identified on the tracker as having a Homeseeker move in. Finally, of those six move-ins reported in the tracker, six participants have moved out. Note: Move-outs often reflect a positive outcome, such as a participant successfully completing the program, reaching the intended length of stay, or transitioning to another stable housing option. This is another reason St. Ambrose is pursuing the development of a unified database—to better track positive movement, including outcomes at exit and transitions to other St. Ambrose programs that also represent positive progress, such as pathways toward homeownership.

Turning to Column 2 on the right, the same number of Hosts completed an application (n = 44). Of those 44, 41 participants were recorded as eligible – which is 66% (or 41 of 62) of the total sample (or 10 more eligible Host participants than in Column 1 which follows the process evolution). However, there are only 30 (or 48%) participants who were placed in the matching pool. A total of 19 Hosts agreed to a match (31%), which is two more individuals tracked as agreeing to a match than in Column 1. It is important to document this matching process, as it represents the stage of program implementation in which Hosts and Homeseekers have the greatest degree of autonomy and choice.

While St. Ambrose recommends potential matches based on information collected during the application process (e.g., pets, smoking preferences, utilities included, and whether the unit is furnished), similar to a college dorm matching experience, the final decision rests with the Host and Homeseeker after meeting one another. This mutual decision-making is a critical factor in determining whether a homesharing arrangement is likely to be successful. Further examination of the number of matches per Host shows that 10 Hosts had one match (16%), five Hosts had two matches (8%), three Hosts had three matches (5%), and one Host had four matches (2%). Finally, seven Hosts were identified on the tracker as having a Homeseeker move in and six Hosts were recorded as having the Homeseeker move out.

[2] Based on discussions with 180 Staff, we are aware that the Host tracker had not been fully updated before the data required for this report was compiled. We expect that number to increase substantially once the tracker is updated.

Table 4: Descriptives of Host Participant Process N=62

	(1) Host (Following Process Evolution)			(2) Host (Using All Available Data)		
Milestone	**N**	**Freq**	**%**	**N**	**Freq**	**%**
Completed Applications	62			62		
No		18	29%		18	29%
Yes		44	71%		44	71%
Eligible	44			62		
No (or unknown)		10	23%		21	34%
Yes		34	77%		41	66%
Placed in Matching Pool	34			62		
No		7	21%		32	52%
Yes		27	79%		30	48%
Number of Matches & Host Agreed	27			62		
0		10	37%		43	69%
1		9	33%		10	16%
2		5	19%		5	8%
3		2	7%		3	5%
4		1	4%		1	2%
Homeseeker Moved into Host House	17			62		
No		11	65%		55	89%
Yes		6	35%		7	11%
Homeseeker Moved out of Host House	6			62		
No		0	0%		56	90%
Yes		6	100%		6	10%

Note: For Column 2, which uses all available data, participants are counted as "No" if they are recorded as "No" in the system or if the information is missing.

Relationships

The section of this report utilizes survey[3] data provided by participants throughout their engagement in the program. Table 5 presents the relationship between the Homeseekers and the Hosts from the Homeseeker's perspective, and Table 6 reports on three measures of participants feelings about the Staff at 180 HS and services provided. These findings should be considered preliminary, as the number of surveys completed at each stage is limited.

Surveys are completed by 180 Staff either by providing the paper copy of the survey to the participant or by conducting the survey on the telephone. Survey Monkey was developed as a data entry tool to capture the data needed for this report. However, going forward, 180 Staff personnel will assess whether it would be more efficient to provide the participants with links to the surveys to be completed directly online[4].

We also think it is important to note that 180 Staff have demonstrated remarkable dedication in ensuring the continuation of participant surveys, despite the challenges of working with diverse populations, including youth (who may provide less consistent responses), reentry adults, and older adults (who may be less comfortable with technology). Their efforts reflect a strong commitment to the evaluation process and to making sure participants' voices are heard and incorporated into program development.

Homeseeker and Host

With one exception, all of the questions on the surveys related to the relationship between the Homeseeker and the Host use a Likert-style format, with responses ranging from 1 to 5, where 1 indicates strong disagreement and 5 indicates strong agreement (with comparable scales also used, such as very unlikely to very likely). We code these questions so that higher responses indicate more positive feelings or stronger agreement with the statement.

The first two questions listed in Table 5 are repeated (with minor adjustments for clarity) across all three surveys. These questions relate concerns that the Homeseeker may have had regarding communications with the Host and their feeling in control[5] of the relationship. We see that in terms of communication, there is general consistency across the three survey periods – 3.67 initially, 3.77 at three months, and 3.73 at six months. These values indicate that respondents learn toward agreement, although with a score of 3 – that falls into the category of "neither agree nor disagree". Looking at the question of "I have no control in my relationship", we see that initially, respondents averaged 1.92 – between strongly disagree and disagree; but that there was more uncertainty as time went on. At three months, respondents reported an average of 2.54, and then 2.2 at six months.

[3] Copies of surveys are available upon request.

[4] 180 Staff advised they felt more surveys would be completed if they engaged directly with participants – particularly those who were less tech-savvy and/or were busy working.

[5] This question is from Community Mediation Maryland's Reentry Mediation program forms. "Control" is viewed as a positive statement indicating the individual feels empowered in their relationship with the other participant.

The next question asks Homeseekers to rate their level of happiness with their Host on a scale of 1 to 7. At three months, Homeseekers reported higher levels of happiness with their Hosts (average of 6.23) compared to six months (average of 5.86). This modest decline warrants continued evaluation, as it may reflect an initial "honeymoon" period before the practical realities of sharing living space emerge, increased comfort and familiarity within the homesharing arrangement, or greater trust in the program and survey process that allows participants to respond more candidly over time. However, given the limited sample size, it is too early to draw definitive conclusions, and this pattern should be monitored as additional data become available.

The next two questions are only asked on the 3-month survey because they go to the level of safety that the Homeseekers feels in the Host's home and whether the home is in good condition. These questions are on the 3-month survey so that provides an opportunity for 180 HS Staff to inquire if they see a low score. However, respondents report feeling "very safe" with an average score of 4.85. High scores regarding participants' feelings of safety are especially critical in a housing program like 180 HS, where individuals -- including those from the reentry population -- are sharing living space with strangers. Ensuring that both Hosts and Homeseekers feel secure in fundamental to the success and stability of the homesharing arrangement, and these preliminary scores are promising indicators that the program is fostering a safe and supportive environment for participants. In terms of the condition of the home, Homeseekers are more neutral – scoring 3.46.

The next five questions speak to whether the Host plays a positive role in the Homeseekers' life, the sense of mutual trust between them, if the Host treats the Homeseeker with respect, and the level of satisfaction with the home sharing relationship on both the three- and six-month survey follow-up. As noted in Table 5, for each of these questions, responses range on the three-month survey from an average of 3.54 (The Host plays a positive role in my life) to 3.85 (The Host trusts me, I trust the Host) to 4.00 – the Host treats me with respect. Values above 3.50 fall between neither agree nor disagree to agree. For the six-month survey, Homeseekers report similar but lower values than at three-months on these items. For example, Homeseekers report trust in Host falls from 3.85 at three-months to 3.66 at six-months. Again, this may reflect a natural decline from the initial "honeymoon" period. Overall, at six-months, Homeseekers views of the relationship with their Host based on these five questions, averages above 3.50.

The last question attempts to assess whether the homesharing relationships has ancillary impact. In other words, we are trying to determine if a positive relationship with the Host helps the Homeseeker to feel more connected to the community. At this juncture, respondents are fairly neutral about that statement at both three and six months after moving into the home of the Host. Initially, 180 HS had plans to incorporate more community-related functions into the Homesharing project, but have not yet focused on this aspect of the program. Once this piece has been fully implemented, we would expect to see more robust results on this question.

Overall, relationships between Seekers and Hosts – at least as far as the Homeseeker is concerned – are generally good. Note that we ask the Host some of the same questions so that we can assess the relationship from both parties. These data will be explored in more depth in the

future. Our next report will also examine these data to determine if there are statistically significantly differences across the survey questions that are posed multiple times.

Homeseekers and 180 Staff

Table 6 provides the results of two questions posed to Homeseekers regarding whether 180 HS Staff assist them in obtaining needed services and if services are available when required. These questions are asked at all three survey points. Initially, Homeseekers expressed the expectation that Staff would provide support, with an average score of 4.20 (between "agree" and "strongly agree"), and by the six-month survey, participants reported agreement that Staff were indeed helpful. A slight decline is observed in the 3-month survey, with the average dropping from 4.20 to 3.92, which may be influenced by one or two individuals providing lower ratings. With additional cases, the numbers may likely stabilize.

Regarding staff availability, responses are consistent across surveys, with averages above four. Seekers anticipate that Staff will be available, and agree that they are available to address a question, an issue or urgent need throughout their engagement in the project.

Finally, Seekers were asked if they would recommend the 180 HS program to others, and with an average score of 4.47, participants indicate agreement to strong agreement with their willingness to recommend the program.

Table 5: Homeseeker Self-Reported Relationships

Relationship with Host	Pre-Survey for Prospective Participants (N = 25)				3-Month Survey (Housed) (N = 13)				6-Month Survey (Housed) (N = 15)			
	N	Range	Mean	SD	N	Range	Mean	SD	N	Range	Mean	SD
In general, (I expect that) communication is not (will not be) an issue in my homesharing relationship.	23	1-5	3.67	1.06	13	2-5	3.77	0.83	15	1-5	3.73	1.16
I (am concerned that I will) have no control over what my homesharing relationship.	25	1-3	1.92	0.64	13	1-5	2.54	1.12	15	1-5	2.2	1.08
Happiness scale (1-7) of Host relationship					13	4-7	6.23	1.01	14	1-7	5.86	1.7
Do you feel safe with your Host? (By safe, I mean not at risk for physical, mental or emotional harm).					13	4-5	4.85	0.37				
The Host's home is in good condition					13	1-5	3.46	1.12				
The Host plays a positive role in my life.					13	1-5	3.54	1.12	15	1-5	3.53	1.19
I feel like the Host trusts me.					13	1-5	3.85	0.89	15	1-5	3.73	0.88
I trust the Host.					13	1-5	3.85	0.89	15	1-5	3.66	1.05
The Host treats me with respect.					13	1-5	4.00	1.00	15	1-5	3.80	0.86
I am satisfied with my homesharing relationship.					13	1-5	3.62	1.04	15	1-5	3.73	1.16
Because of homesharing relationship, I feel more connected to the community.					13	1-5	3.08	1.25	15	1-4	3.33	1.11

Table 6: Homeseeker Feedback on 180 Staff

Relationship with 180 Staff	Pre-Survey for Prospective Participants (N = 25)				3-Month Survey (Housed) (N = 13)				6-Month Survey (Housed) (N = 15)			
	N	Range	Mean	SD	N	Range	Mean	SD	N	Range	Mean	SD
180 Homeshare Program Staff helped me (will help me) to get the services I need.	25	3-5	4.20	0.50	13	1-5	3.92	1.03	15	4-5	4.20	0.42
180 Homeshare Program Staff are available (will be available) when I have a question, issue, or urgent need.	25	3-5	4.16	0.47	13	1-5	4.00	1.00	15	4-5	4.20	0.42
I would recommend the 180 Homeshare program to others.									15	4-5	4.47	0.52

Outcomes

Housing

Table 7 provides a breakdown of housing status at intake and at the 6-month follow-up among those housed in the program. Housing stability is a critical component of reentry, as housing instability is both a risk factor for and a consequence of justice system involvement.[6] Participants are asked on the Pre-Service Survey: "*If you did not get into this program, what is the **most likely** place you would be staying*?" Overall, 28% (7 of 25) plan to stay in a shelter and 28% (7 of 25) plan to go into a transitional program/recovery house. A smaller share indicated plans to stay with family (12%) or with friends (4%). In contrast, nearly one-third (32%; 8 of 25) reported housing plans that were more uncertain or unstable, including anticipating staying "place to place", being homeless and on the street or in parks (16%), or not knowing where they would stay (12%). This distribution highlights a substantial level of housing instability among participants at the time of intake.

The picture becomes more complex when considering the follow-up question, "*Approximately how long would you plan to stay there*?" The majority (11 of 25 or 44%) state they do not know how long they can stay in their planned housing situation, underscoring significant uncertainty even among those with identified options. While 40% (10 of 25) expect to stay more than one month, only a small proportion expected long-term stability, with just 2 of 25 (8%) of participants indicating they could stay permanently. The remaining participants (8%; 2 of 25) reported that they could stay for less than one month.

Looking at the stability of residency question another way, when "permanent" housing is defined as the ability to remain housed for more than 30 days (a very low threshold), only 4% of participants met this threshold, indicating little to no housing stability at the time of intake. However, the remaining 96% either do not know how long they can stay, or cannot stay past 30 days. The housing situation for a substantial number of applicants appears particularly severe when the two housing factors -- where applicants can go and how long they can stay -- are considered together to identify a "Highest Risk Housing" category. These are the individuals who are not planning to live in their own home, or with family or friends, **and** they are unable to remain in their planned housing situation more than 30 days. Overall, 40% (10 of 25) of applicants fall into this high-risk group.

We only have 6-month survey data for six participants; thus, we recommend considering the following results preliminary and anecdotal until additional data can be collected. Nonetheless, we see that among those six, only one (17%) is in an unstable and/or vulnerable housing position after participating in the 180 HS program. This individual either cannot stay long term or they are not living on their own, or with family, and/or friends. The remaining five respondents to the

[6] Greenberg, G.A., & R.A. Rosenheck (2008). Jail Incarceration, Homelessness, and Mental Health: A National Study. Psychiatric Services, 59, (2), 170-177.
Greenberg, G.A., & R.A. Rosenheck (2008). Homelessness in the State and Federal Prison Population. Criminal Behavior and Mental Health, 18, 88-103.

6-month survey left the 180 HS program into a house their own (1 of 6 or 17%), and four went on to rent a house or apartment (4 of 6 or 67%).

In addition to the survey data, 180 HS reports that 31 participants have exited the program over this period, of which 28 of their participants graduated successfully. Of those, 27 of 28 (or 96%) reported moving into permanent housing at the time of exit.

Table 7: Homeseeker Living Arrangements

Where will you live?	**Pre-Survey for Prospective Participants (N = 25)**			**6-Month Survey (Housed) (N = 15)**		
	N	**Freq**	**Percent**	**N**	**Freq**	**Percent**
If you did not to get into this program (after you leave this program), what is the MOST LIKELY place you would be staying?	25			6		
House I own		0	0%		1	17%
House/apartment I rent		0	0%		4	67%
Staying with family		3	12%		1	17%
Staying with friends		1	4%		0	0%
Hotel/motel		0	0%		0	0%
Place to place		2	8%		0	0%
Abandoned building		0	0%		0	0%
Shelter		7	28%		0	0%
Homeless on streets or park		2	8%		0	0%
Residential drug treatment facility		0	0%		0	0%
Transitional program/recovery house		7	28%		0	0%
I don’t know		3	12%		0	0%
Other		0	0%		0	0%
How long would you/can you stay there?	25			6		
1-3 nights		1	4%		1	17%
4 nights up to one week		0	0%		0	0%
1 week up to 13 nights		0	0%		0	0%
2 to 4 weeks		1	4%		0	0%
More than a month		10	40%		2	33%
Permanently		2	8%		3	50%
I don't know		11	44%		0	0%
Other		0	0%		0	0%

Where will you live?	Pre-Survey for Prospective Participants (N = 25)			6-Month Survey (Housed) (N = 15)		
	N	Freq	Percent	N	Freq	Percent
Housing Stability	25			6		
Unstable – Unsure How Long Stay **or** Stay 30 Days or Less		24	96%		1	17%
Stable – Stay 30 Days or More		1	4%		5	83%
Housing Risk	25			6		
Highest Risk – Not Living on Own/Family and/or Friends **and** Unsure About How Long Stay **or** Stay 30 Days or Less		10	40%		0	0%
Vulnerable – Either NOT long term **or** Not Living on Own/Family and/or Friends		14	56%		1	17%
Not at Risk		1	4%		5	83%

Self-Sufficiency Matrix (SSM) Assessment

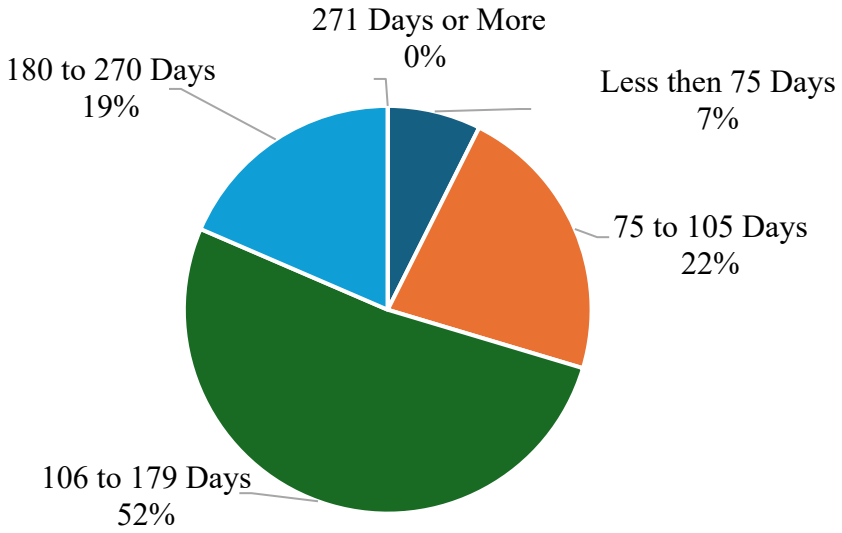
The SSM captures 19 domains and scores each domain on a scale between one and five, with lower scores indicating crisis or vulnerability on that issue; and higher scores indicating the participant was "building capacity" or "empowered" (see Appendix A for a copy of a SSM scoring sheet).

In August of 2024, CRA provided 180 HS Staff with training on the administration of the Self-Sufficiency Matrix (SSM) in order to provide outcome measures for participants[7]. As the SSM is part of the intake process, both prospective and housed participants complete an SSM. The SSM domains capture a variety of important outcomes for this target population such as income, housing, education, mental health, substance use, credit scores, and more. Staff were instructed to obtain SSMs for all participants during the intake or individual service plan (ISP) meeting, and then iteratively, every 90 days until program exit, and then every 90 days for one-year post-exit.

Reviewing the time periods between the initial and first follow-up SSM assessments highlights an opportunity for 180 HS Staff to continue strengthening the consistency of SSM administration. Ideally, follow-up assessments would be completed on schedule (every 90 days) as assessments conducted too early (less than 75 days after the initial SSM) may capture artificially low or unstable scores due to insufficient program exposure, or assessments conducted too late (more than 180 days) may miss meaningful interim changes. While there are only 27 individuals with more than one SSM in this period, we do see significant variation in the timing between assessments, as illustrated in Figure 1 below.

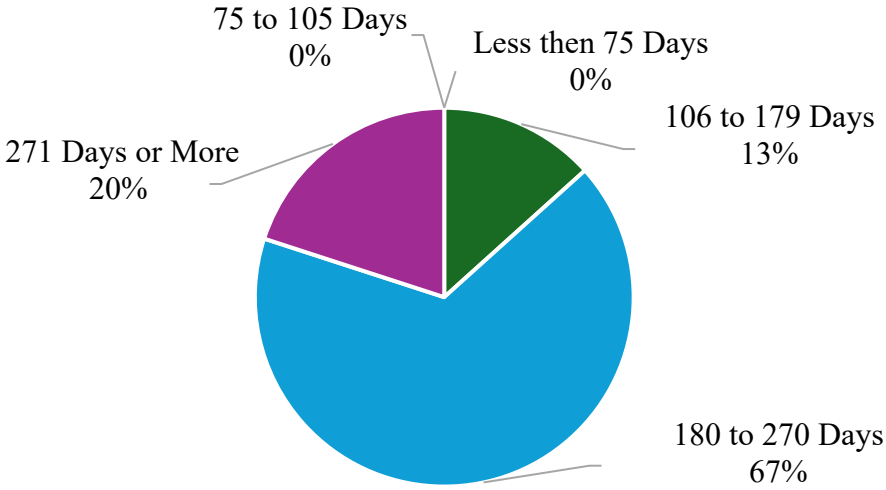
[7] Prior to this time, 180 Staff were utilizing a different version of the SSM (with which they were previously familiar). However, as a result of the two different versions of the assessment, some domains were not present on the earlier instrument and thus not all domains are scored.

Figure 1: Time Between First and Second Assessments N=27



We also reviewed the time between the first and third SSM Assessment for the 15 participants with three SSMs (see Figure 2). The time period should be approximately 180 days after the initial SSM, and the majority of the third SSM assessments were completed between 180 to 270 days (10 of 15 or 67%). Of the remaining, 13% (2 of 15) were completed between 106 and 179 days, and 20% (3 of 15) were completed 271 days or more after the initial SSM.

Figure 2: Time Between First and Third Assessments N=15



The routine timing of the SSM assessment is important because it allows for regularly monitoring participant progress, gives the staff a chance to timely adjust services as needed, allows the opportunity to reevaluate participant goals and needs, and captures what may be rapidly changing circumstances in the lives of program participants to foster support, growth, and progress.

Table 8 below provides three measures of the SSM domain data for 180 HS participants. Column (1 – "Initial Assessment") provides data from all 42 participants who had an initial SSM assessment. This serves as an overall baseline for participants who engaged in the program. Column (2 – "First to Second Assessment") shows the scores for the 27 who completed at least two assessments. Column (3 – "Gain Score") shows the overall difference on the domain between the initial and second assessments. The fourth column (4 – "First to Third Assessment" provides scores for the 15 individuals with 3 assessments – assessing the difference between the first and the third assessment, while the final column (5 – "Gain Score") shows the overall difference on the domain between the initial and the third assessments.

Recall that the scale for the 19 domains is between one and five, as follows:

1: In crisis
2: Vulnerable
3: Safe
4: Building Capacity and
5: Empowered

As shown in Table 8, the baseline findings in Column 1 highlight that the domains of employment and income represent the most critical needs among participants (on average scoring 1.52 and 1.64, respectively), placing them between "in crisis" to "vulnerable" in these areas. Housing and food (2.00 and 2.59, respectively) indicate that participants are vulnerable in these areas, with credit scores coming close to "safe" at 2.88, but with room for improvement. Scores in the remaining domains fall between "safe" and "building capacity", suggesting moderate stability and areas for continued skill development.

In Column 2 of Table 8 there were 26 participants who were housed who completed both an initial and a second SSM assessment. Among those 26, 5 of 19 domains are statistically significant[8] at $p<.05$ or better. Average scores for four domains -- housing, employment, income, and food all increased significantly from the initial assessment to the second assessment. The biggest shift was in employment. 180 HS participants went from an initial average assessment of 1.46 to 2.92 – a difference of 1.46. This pattern aligns anecdotally with conversations with 180 HS Staff, who note that participants can sometimes be difficult to reach or unable to participate in group activities due to competing work schedules. Housing, income and food all increased – housing going from 1.77 to 2.77, income from 1.54 to 2.88, and food from 2.36 to 3.00. The last significant domain was community involvement – which showed a significant decrease from 3.95 to 3.16 (a difference of .79). With respect to domains related to children (e.g., childcare, children's education, and parenting), while 12 participants indicated they had children, only five completed more than one assessment. There were an insufficient number of observations available for these domains, thus comparisons could not be calculated.

Referring to Column 4 of Table 8 there were 15 participants who completed both an initial and third SSM assessment. Among those 15, six of 19 domains are statistically significant at $p<.05$ or better. Average scores for housing, employment, income, food, and mobility/transportation all

[8] Differences that are statistically significant include a "p-level" indicator (e.g., at $p<.001$). This notation means that the findings are highly unlikely (e.g., for $p<.001$ - less than a 1 out of 100 chance or $p<.05$ less than 5 out of 100 chances) to be the result of chance or coincidence.

increased significantly from the initial assessment to the third assessment. The largest shift was observed in housing, which is consistent with the program's focus. Among these 15 180 HS participants, average housing scores increased from 1.72 at the initial assessment to 3.93 at the second assessment, representing a gain of 2.20. Continued efforts to conduct follow-up surveys aim to assess the durability of this upward trend and the extent to which housing stability is maintained over time after participation in the 180 HS program.

Additionally, the domains of employment, income, food, and mobility/transportation all increased between the first and third assessments -- employment going from 1.33 to 3.27, income from 1.60 to 3.27, food from 2.36 to 4.14 and mobility/transportation from 3.43 to 4.29. This means that the more tangible, resource-based domains (those which 180 HS can address through direct services or referrals) showed clear improvement over time. In contrast, a less tangible domain - community involvement – significantly declined between the first and third assessments, from 4.00 to 3.00. This reduction in score suggests individuals in reentry may face challenges in areas that harder to address through direct services alone. Similar to the first to second assessment results, domains related to children had insufficient number of observations available, so comparisons could not be calculated.

Looking at the overall change in total SSM scores over time, we separated out the total scores for those who are non-parents and parents, as those who are parents include three additional measures and thus their total scores are higher by design.

The initial total SSM score for non-parents (n=22), was an average score of 44.05 out of 80 possible points across 16 applicable domains. However, for the 14 non-parents who completed at least two assessments, we see a statistically significant shift from 45.43 to 53.29, although it is at the less rigorous level of $p<.10$[9]. For the parents (n=20), the initial total average SSM score was 51.40 out of 90 possible points across 19 domains. For the 12 parents who completed at least two assessments, we see a shift from 47.58 to 55.63, however, this difference of 7.75 is not statistically significant.

Reviewing the findings for differences for 15 participants from the first to third assessment, we note that for the eight non-parents, there is a statistically significant shift (at $p<.05$) from 47.00 to 63.13, representing an average percent change of 44.7% increase in self-sufficiency. Among the 7 parents, the difference is greater – from 45.14 to 73.29 (significant at $p<.000$), indicating an average percent change of 65.8% increase in self-sufficiency from the first to third assessment.

Another way of looking at the SSM scores is the way it is stated in PDE in Objective 6:

At ____ months, _____ % of **180 HOMESHARE** participants will show an increase, on average, of at least 10% over their intake Self-Sufficiency score.

A. At 3 months, 20% of Homeseekers *will show at least a 10% increase*.
B. At 6 months, 25% of Homeseekers *will show at least a 10% increase*.
C. At 9 months, 30% of Homeseekers *will show at least a 10% increase*.
D. At 12 months, 35% of Homeseekers *will show at least a 10% increase*.

[9] Therefore, there is a 10 in 100 chance that these results are by chance.

3 Months: Although the follow-up period is slightly longer than three months for most participants, the change in the SSM total scores exceeded 10% for 17 of the 27 participants with follow-up data (or 63%) -- well above the target of 20%. On average, total scores increased by 23%, with individual changes ranging from 45% to increase of 119%. This suggests that a substantial portion of participants experienced meaningful gains in self-sufficiency within the early months of program engagement.

6 Months: At six months, the change in the SSM total scores exceeded 10% for 13 of 15 participants with a third SSM (or 87%) -- exceeding the PDE targets of 25%. On average, scores increased by 55%, with changes ranging from 5% to 146%, indicating not only continued improvement but also that gains in self-sufficiency may accelerate over time for some participants.

It remains important to note that these results, while generally favorable, must be viewed as anecdotal given the small number of respondents and assessments conducted over the study period.

In general, these SSM results suggest 180 HS participants are making measurable progress across multiple domains of self-sufficiency, exceeding the initial PDE benchmarks. The range of change, including both declines and substantial gains, highlights the variability in participant trajectories, reflecting differences in individuals' circumstances, engagement levels, and challenges faced, particularly among those in reentry and with unstable housing situations. Continued data collection and evaluation will be important to assess whether these gains are sustained and to ultimately draw more reliable conclusions.

Table 8: Self-Sufficiency Matrix Descriptives and Outcomes

	(1) Initial Assessment N=42		(2) First to Second Assessment N=26			(3) Gain Score		(4) First to Third Assessment N=15			(5) Gain Score	
	N	Mean	N	First	Second	Diff.		N	First	Third	Diff.	
Housing	42	2.00	26	1.77	2.77	1.00	**	15	1.73	3.93	2.20	***
Employment	42	1.52	26	1.46	2.92	1.46	***	15	1.33	3.27	1.93	***
Income	42	1.64	26	1.54	2.88	1.34	***	15	1.60	3.27	1.67	***
Food	41	2.59	25	2.36	3.00	0.64	*	14	2.36	4.14	1.78	**
Child Care	3	3.33				N/A			N/A		N/A	
Children's Education	5	4.00				N/A			N/A		N/A	
Adult Education	42	3.38	25	3.56	3.56	0.00		15	3.40	3.80	0.40	
Health Care Coverage	39	3.64	25	3.84	3.84	0.00		14	4.21	3.64	-0.57	
Life Skills	42	3.48	26	3.58	3.73	0.15		15	4.00	4.27	0.27	
Family/Social Relations	42	3.38	25	3.60	3.40	-0.20		15	3.87	4.33	0.47	
Mobility/Transportation	41	3.34	25	3.40	3.44	0.04		14	3.43	4.29	0.86	*
Community Involvement	34	3.82	19	3.95	3.16	-0.79	*	12	4.00	3.00	-1.00	*
Parenting	12	3.58				N/A			N/A		N/A	
Legal	36	3.36	24	3.63	3.21	-0.42	+	13	3.62	4.08	0.46	
Mental Health	31	3.90	18	3.83	3.72	-0.11		11	3.45	4.18	0.73	+
Substance Abuse	30	4.63	17	4.65	4.41	-0.24		11	4.73	4.91	0.18	
Safety	40	4.18	24	3.96	4.25	0.29		15	4.00	4.20	0.20	
Disabilities	21	4.57	9	4.44	3.44	-1.00		6	4.17	4.33	0.16	
Credit History FICO	41	2.88	24	2.71	3.33	0.62		15	2.87	3.27	0.40	
Total Score (Not Parents)	22	44.05	14	45.43	53.29	7.86	+	8	47.00	63.13	16.13	*
Total Score (Parents)	20	51.40	12	47.58	55.33	7.75		7	45.14	73.29	28.15	***

+ Sig at p<.10; * sig at p<.05 ** at p<.01 ***p<.000 N/A = Insufficient number of observations to calculate

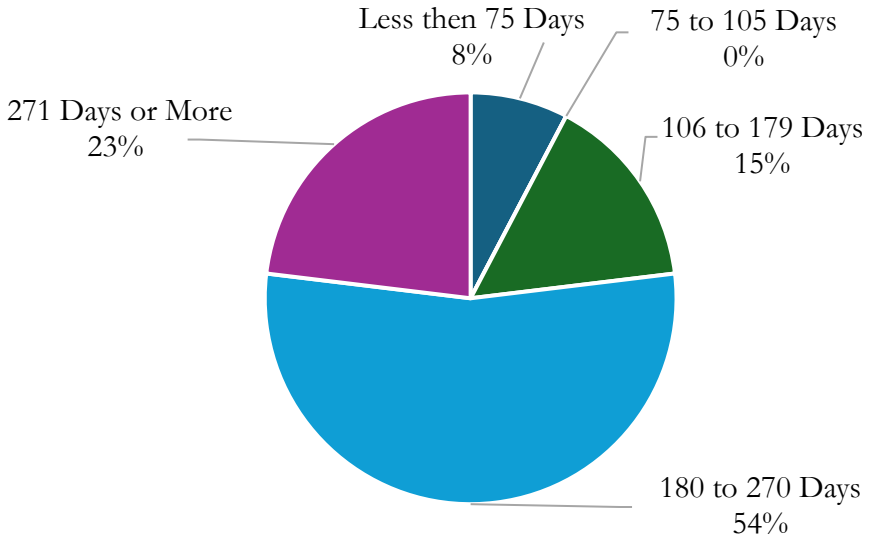
World Health Organization Quality of Life (QOL) Assessment

180 HS Staff conduct the World Health Organization Quality of Life (QOL) Assessment with participants on entry to housing and then at six months and upon exit from the program (whichever comes first). The 26-item survey includes two stand-alone items ("*How would you rate your quality of life*?" and "*How satisfied are you with your health*?"), and the remaining 24 items are combined[10] to create four domains (or scales) (see Appendix B for details on the questions contained within each domain). In general, items are scored on a scale from 1 to 5, with five indicating higher agreement with the statement or suggesting a better quality of life).

Reviewing the time periods between the initial and the exit QOL (Figure 3 below), of the 13 participants with a follow-up/exit QOL, one (12%) was completed in less than 75 days, two (15%) were completed between 106 to 179 days, seven (54%) were taken between 180 and 270 days apart and the remaining three (or 23%) were completed after 271 days.

The earlier QOLs (less than 105 days) may be someone who departed the program prior to the end of the six-month period. The QOLs completed outside of this window may be a result of the QOL being completed at intake, rather than at move-in which was originally anticipated[11], thus a longer period of time elapsed between intake and program completion. The timing and administration of this assessment has been discussed at the PDE sessions with the goal of improving the consistency of timing between assessment dates.

Figure 3: Time from Entry to Exit QOL N=13



[10] Scales are created by calculating an average score among the items in each domain, provided there are a minimum number of questions completed (e.g., in the Physical Heath scale, there must be at least six of the seven items completed to be included) and then multiplies that value by four to create comparability between scales.

[11] It became easier for participants to complete all surveys and assessments (excluding the SSM) at intake rather than staggering the assessments at different stages of the process (e.g., intake, interview, matching, move-in).

Since beginning data collection, 180 HS Staff have completed 61 QOL assessments in total – 44 at intake and 17[12] at exit. Table 9 details the results of these assessments. As indicated in Column 1, during the entry assessment, 44 participants rated their quality of life an average of 3.73 hovering between "neither poor nor good" and "good". When asked about satisfaction with their health, participants reported they were satisfied with their health with an average of 4.05.

While one must be cautious of overstating the results given the small number of participants (n=15) with more than one assessment, it remains that there is a generally positive trend in the desired direction. However, only the environmental scale indicated a statistically significant increase in quality of life – from 13.23 to 16.10 ($p<.01$). The environmental domain includes financial resources, physical safety and security, home environment, and access to and quality of health care. Satisfaction with health changed minimally, and while the other three scales (physical health, psychological health, and social relationship) increased, these were not statistically significant.[13]

There are five additional questions on the exit QOL assessment which are intended to measure the participant's satisfaction with the program, including condition of the home, access to program staff, access to services, quality of those services, and feelings of safety. As noted below in Table 9, the 10 participants were generally positive when asked about all of these factors. Responses ranged from an average of 4.00 (program helps me get services I need) to 4.50 (how safe they feel (indicating they are between "somewhat safe" and "very safe"). Participants are also positive with the remaining items asking if they agreed that the facility in good condition and satisfaction with quality of services they receive (both at 4.20) and availability of program staff (4.40).

[12] 2 of the 17 did not have an intake QOL and thus were excluded from this analysis.

[13] Note: Statistical significance, or a lack thereof, should not be considered either "good" or "bad" when working with a small sample. Small samples have less statistical power, meaning a lack of significance can simply reflect insufficient data rather than a lack of effect.

Table 9: Quality of Life Descriptives and Outcomes

	(1) Initial Assessment N=44		(2) First to Second Assessment N=15			(3) Gain Score
	N	Mean (SD)	N	First	Second	Diff.
Item: Quality of Life	44	3.73 (.76)	15	3.80	4.07	.27
Item: Satisfied with Health	44	4.05 (9.14)	15	3.80	3.87	0.07
Physical Health Scale (7 items)	44	17.44 (1.63)	15	17.14	17.71	.57
Psychological Health Scale (6 items)	44	16.85 (2.32)	15	16.76	16.93	.17
Social Relationships Scale (3 items)	44	15.15 (3.84)	15	15.64	16.89	1.25
Environmental Scale (8 items)	44	13.01 (3.09)	15	13.23	16.10	2.87 **

Program Satisfaction (Follow-up QOL Only)	**N**	**Mean (SD)**	
Facility in good condition.	10	4.20 (.63)	
Do you feel safe here?	10	4.50 (1.0)	
Program helps me get services I might not find.	10	4.00 (.47)	
I am satisfied with quality of services I receive.	10	4.20 (.42)	
I am satisfied with availability of program Staff.	10	4.40 (.52)	

+ Sig at p<.10; * sig at p<.05 ** at p<.01 ***p<.000
Responses on a Scale of 1 to 5 where higher values = more agreement; higher quality of life

Limitations and Conclusion

This report reflects the efforts of the 180 HS Staff to serve their clients effectively. Despite the limited number of participants with data to assess, the program appears to be making a positive impact. Statistically significant improvements are observed in overall self-sufficiency and within specific domains, as well as housing outcomes based on both survey and administrative data. Homeseekers are also generally reporting positive feelings about their relationship with the Host and 180 HS Staff. In small programs or pilot initiatives, like 180 HS, the real-world impact (or practical significance) is particularly important. Even when changes do not reach statistical significance, the data reflect meaningful improvements in participants' actual circumstances, including housing, employment, and overall well-being.

The limitation with having fewer number of observations is that with less participants accounted for in the data, the more likely that outliers – those exhibiting extreme changes or opinions – influence the result overall. The 180 Homeshare program has approached this project in a deliberate manner (e.g., by engaging in the Program Development and Evaluation (PDE)

process) and by responding to subsequent evaluation reports by making changes to improve the process and measures.

The current challenge to this work is the lack of a centralized database. The project currently maintains key participant and milestone information, as well as the SSM and QOL assessment data in Excel spreadsheets. Participant surveys have been set up in Survey Monkey to allow 180 Staff to either input the survey data directly or to send participants a link or QR code to complete the survey.

While these systems capture some information[14], they do not fully document the core of case management and the level of effort 180 HS Staff make -- tracking contacts, services provided, and referrals made through the program. Essential details, such as the type of direct service or reason for the referral, cannot currently be efficiently captured, standardized, or analyzed in the current setup. A centralized database with structured fields, checkboxes, and dropdown menus would allow this information to be collected systematically, enabling more meaningful analysis in the future, stronger reporting, and overall program improvement . In addition, the workflow of the program would also benefit from a centralized system that automates reminders to case managers when it is time to conduct assessments and/or submit surveys, as well as notifications for case flow activities. By improving the reliability, accessibility, and completeness of data, a centralized database would strengthen 180 HS's ability to demonstrate outcomes, as well as continue the good work they do.

Be advised that the survey data utilized in this report is only a portion of the data available. The surveys and other assessments were developed in line with the decisions in the PDE to assess both short- and long-term goals. One example is the 180 HS surveys also inquire about past program experience (e.g., education, job training, mentoring), followed by what programs they engaged in while in the 180 HS program. Future reports will explore these data in depth.

We also note that at this time we have not incorporated any survey results from the comparison group, and it is not until the full third year of the program, upon reaching a minimal number of individuals in both the treatment and comparison groups, that we will pursue obtaining criminal history data from the Department of Public Safety and Correctional Services.

The final observation we (CRA) want to emphasize is the dedication of 180 HS Staff in their case management work. Case management work, especially in housing support, is highly labor intensive and requires persistent effort. Staff invest significant time in repeated outreach to both Hosts and Homeseekers, continuing even after a shared housing arrangement is established or a participant has graduated from the program. We (CRA) have also had the opportunity to observe this commitment firsthand through staff participation in numerous PDE sessions and ongoing database development process, reflecting their commitment to both program implementation and continuous improvement.

[14] To provide a sense of the scope of the data used to assess this project in accordance with the decisions made in the PDE, CRA developed a codebook detailing many (but not all) of the variables for the project. Not counting the individual "sub-variables" contained in lists that ask the respondent to "check all that apply", nor the variables required to capture the contact and referral forms, there are over 600 variables.

Appendix A: Self-Sufficiency Matrix (SME) Sample Scoring Sheet

Client Name: _____ **Client ID:** _____

Assessment Type: Initial (T1) ☐ 2nd (T2) 90 Day ☐ 3rd (T3) 90 Day ☐ 4th (T4) 90 Day ☐

Self-Sufficiency Matrix Domain	Score						
	NA	1	2	3	4	5	Participant Goal? (**√**)
Housing							
Employment							
Income							
Food & Nutrition							
Childcare	☐						
Children's Education	☐						
Adult Education							
Health Care Coverage							
Life Skills							
Family/Social Relations							
Transportation/Mobility							
Community Involvement							
Parenting Skills	☐						
Legal							
Mental Health							
Substance Abuse							
Safety							
Disabilities							
Credit History							

Each domain has specific guidelines, but overall scoring is:
1=In Crisis; 2=Vulnerable; 3=Safe; 4=Building Capacity; 5=Empowered

Remarks:	
Staff Signature:	**Date:**

HMIS Self-Sufficiency Matrix – 19 Domains Revised 8/2017

Appendix B: Quality of Life Domain Scales

Domain	Facets Incorporated Within Domains[15]
Physical Health	Activities of daily living Dependence on medicinal substances and medical aids Energy and fatigue Mobility Pain and discomfort Sleep and rest Work capacity
Psychological Health	Bodily image and appearance Negative feelings Positive feelings Self-esteem Spirituality / Religion / Personal beliefs Thinking, learning, memory and concentration
Social Relationships	Personal relationships Social support Sexual activity
Environment	Financial resources Freedom, physical safety and security Health and social care; accessibility and quality Home environment Opportunities for acquiring new information and skills Participation in and opportunities for recreation / leisure activities Physical Environment (pollution / noise / traffic / climate) Transport

[15] Copied from WHOQOL-BREF 1996 Manual, page 5 https://apps.who.int/iris/rest/bitstreams/59977/retrieve