

HOUSING VISIONS REPORT: 2024



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 **HOUSINGVISIONS**
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PROJECT INTRODUCTION

PROJECT BACKGROUND

Housing Visions (HV) develops, constructs, and manages real estate projects that help serve residents and communities. Their goal is to provide for and empower individuals in need of accessible housing. Going beyond affordable housing development, HV uses a case management approach to provide services that enhance resident life and foster community.

In partnership with Housing Visions, the Maxwell X Lab (MXL) worked to evaluate the impact of HV properties on resident housing stability and experience, and their health and wellbeing. Research shows that affordable and accessible housing, while beneficial in and of itself, is linked to many other positive social and economic benefits, including health care, food security, children's education and much more. This report provides a summary of HV resident characteristics and captures their perspectives on their changing housing experiences.

METHODS

At the start of the partnership, MXL and HV aimed to survey incoming residents before they moved into a Housing Visions property and then follow up after they had been in their new property for 6 and 12 months. We were also hoping to track data for a control group that had not yet moved into a Housing Visions property to evaluate if changes in perspective and experience could be attributed to moving into a Housing Visions property specifically. Unfortunately, response rates were minimal, and it was difficult for HV staff to collect the data needed to better understand this population. After a



year of collecting a small sample size of responses, we have decided to close data collection and provide the results from residents that did respond to the baseline survey, and those that responded to the 6 month follow up.

Given the small sample size, it is important to note that these findings do not reflect the characteristics and perspectives of all incoming HV residents. Additionally, as we did not have a control group, we cannot be certain that the change in responses between the baseline survey and follow up survey is only because of the move into a Housing Visions property.

SURVEY DESIGN AND QUESTIONS

This survey aimed to better understand the circumstances of individuals when they first move into a Housing Visions property compared to their circumstances 6 months later. We also intended to capture changes in perceptions over time that may be attributed to the Housing Visions program. However, it is important to note that while all of the responses of participants in the six month follow-up surveys are also in the baseline surveys, not all baseline survey responses are present in the follow-up. The variation in survey responses may be due to a specific subgroup of responders rather than the main effects of the program. Regardless, it is helpful to analyze changes in responses over time and as a whole.

Our survey was administered both in person and online. The last day data were collected was September 9, 2024. The survey consists of 24 items across three different categories:

- Demographic Information
- Housing Situation Prior to Housing Visions
- Program Impact

The Maxwell X Lab team collaborated with Elizabeth Wierbinksi at Housing Visions to ensure that the survey questions and response options were relevant to the perspectives of Housing Visions' residents.

PARTICIPANTS

The results reported are based on 28 baseline and 15 follow-up responses. Respondents were not required to answer all survey items; therefore, some items have more responses than others. Specific response counts (n) are cited for each survey question.

RESULTS

The results of the survey are organized around the three categories mentioned above. In the next section, we provide key takeaways and then summary statistics for relevant survey items.

KEY TAKEAWAYS

The following key takeaways are based on the perception of Housing Visions participants that responded to our surveys:

- **Housing Visions is serving a particularly disadvantaged population of unhoused individuals.** About 22% of respondents in the initial survey were homeless, and, of those who completed the follow-up survey, none of the respondents had reverted back to experiencing homelessness.
- **Housing Visions is addressing the most important housing needs of the respondents with their affordable costs.** Respondents cited lowering housing costs as the most important reason for needing to move prior to moving into a Housing Visions property. About 21% more of respondents in the follow-up survey were paying less than 30% of their net income for housing than the baseline. Additionally, respondents in the follow-up survey worried about household expenses 11% less than the baseline.
- **Respondents are reporting higher general satisfaction in their housing situation after moving into a Housing Visions property.** Specifically, respondents tend to highlight the improved safety, security, and quality of Housing Visions properties compared to their past housing situations.
- **Housing Visions seems to be having a positive effect on resident's emotional health.** General reported health seemed to increase from the baseline to the follow-up survey. More respondents in the follow-up claimed they were in "good" health relative to the baseline. Respondents in the follow-up survey also reported struggling less with emotional problems, such as feeling anxious or depressed.

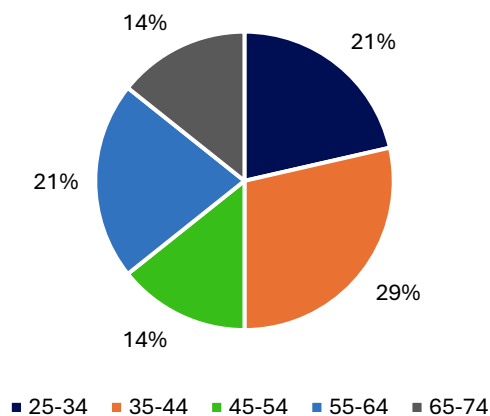


DEMOGRAPHIC INFORMATION

AGE

About half of those who completed the baseline survey were under 55 years old (50%) with the largest group being those between 35-44 years old (29%).

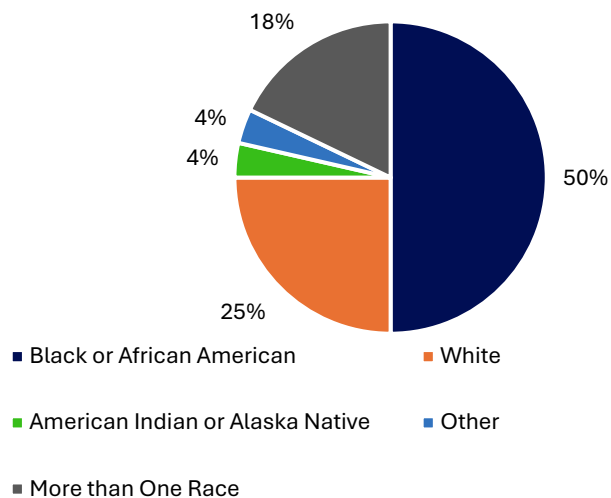
Age at Baseline
(n = 28)



SEX

About one-third of the survey respondents identified as male, and about two-thirds identified as female.

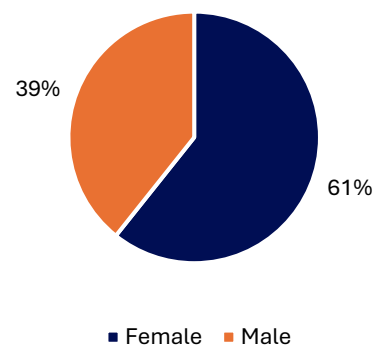
Race
(n = 28)



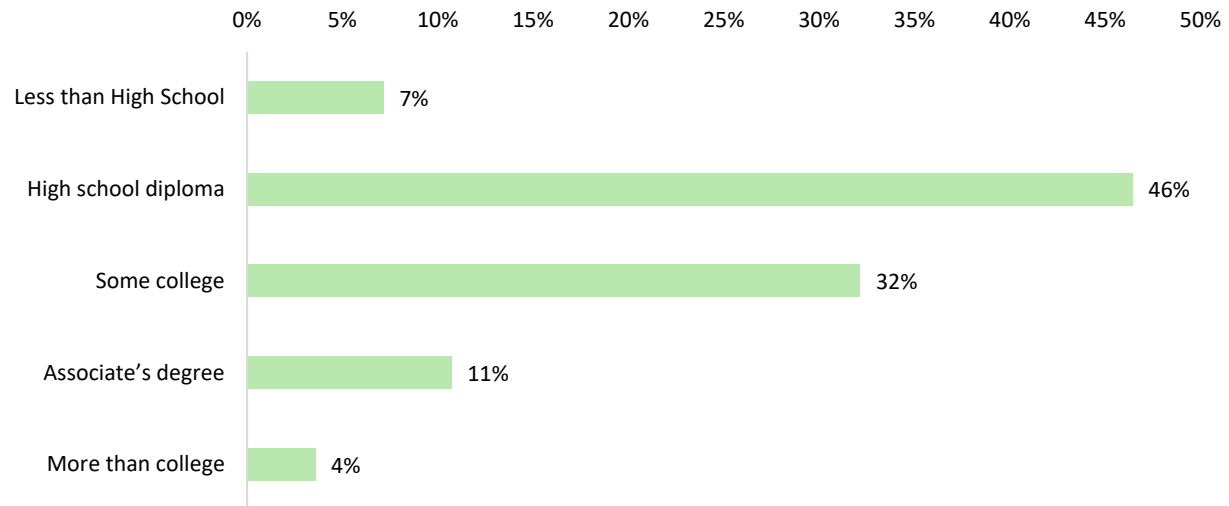
RACE AND ETHNICITY

Half of the respondents are Black or African American (50%) and one-fourth are White (25%).

Sex
(n = 28)



Education at Baseline (n = 28)



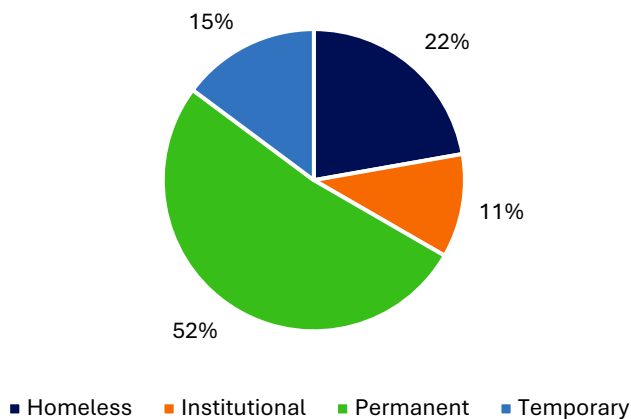
EDUCATION

Respondents were most likely to be high school graduates (46%) or had some college (32%).



HOUSING SITUATION BEFORE HOUSING VISIONS

Current Living Situation
(n = 27)



HOUSING SITUATION AT BASELINE

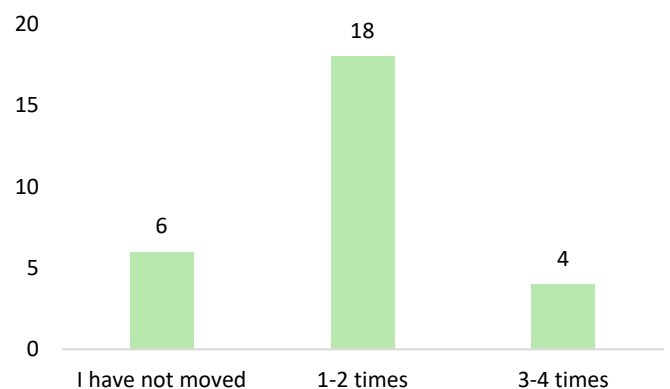
About 22% of respondents were unhoused prior to their move-in, suggesting that Housing Visions is helping unhoused populations find housing.

Most respondents were in different “Permanent” housing situations before moving into a Housing Visions property.

NUMBER OF MOVES IN PAST YEAR

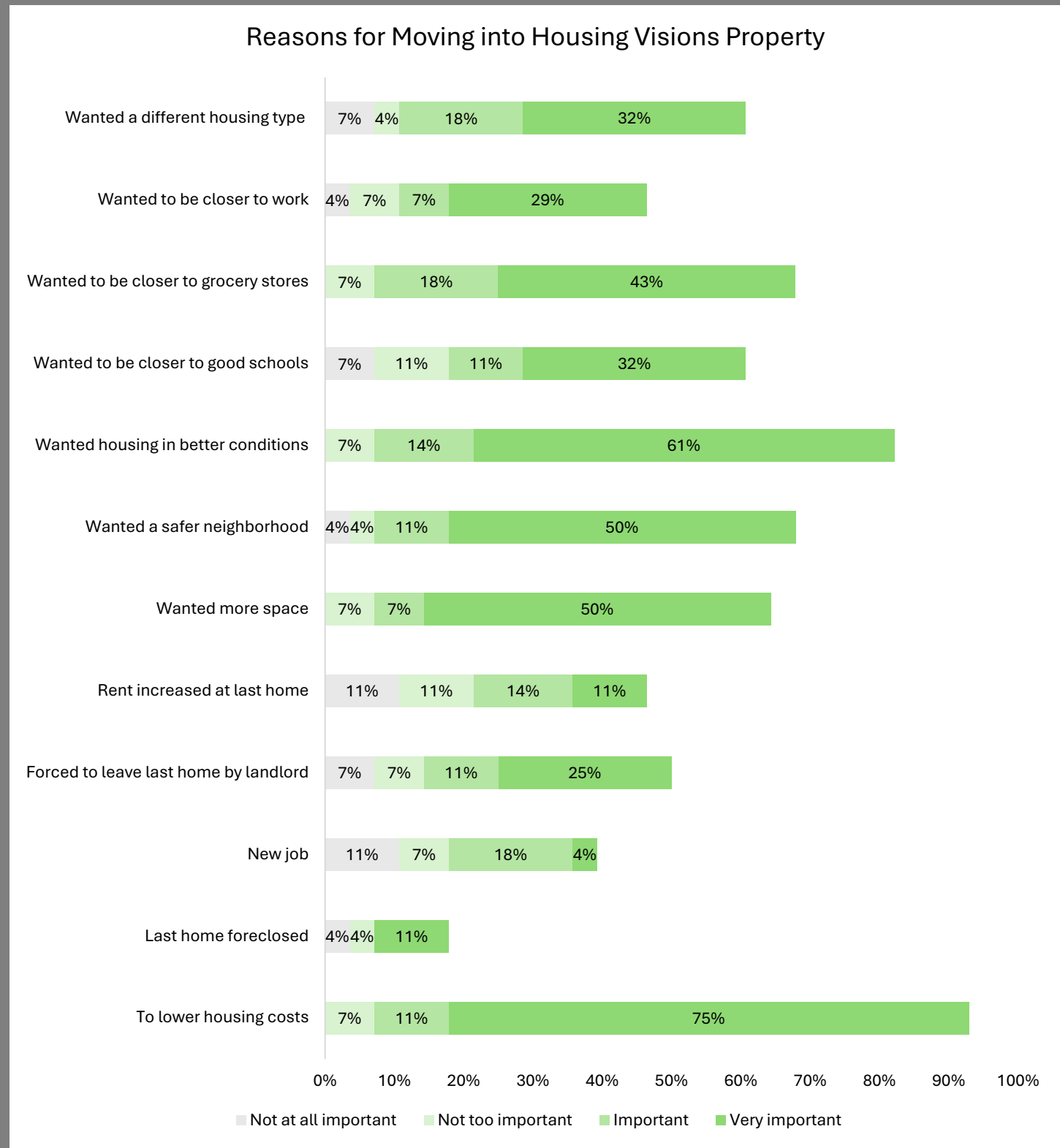
Most respondents had moved at least once within the last year. Unfortunately, as the only follow up data available is 6-months, we are unable to demonstrate if respondents have more stability after moving into a HV property. Future work should aim to better understand housing stability and security.

Number of Moves in the Last
Year at Baseline
(n = 28)



REASONS FOR MOVING INTO HOUSING VISIONS PROPERTY

In the baseline survey, respondents cited that the most important reason that they moved into a HV property was to lower housing costs. Respondents also reported seeking better housing conditions, seeking more space, and seeking better neighborhoods as very important reasons for moving into a Housing Visions property.

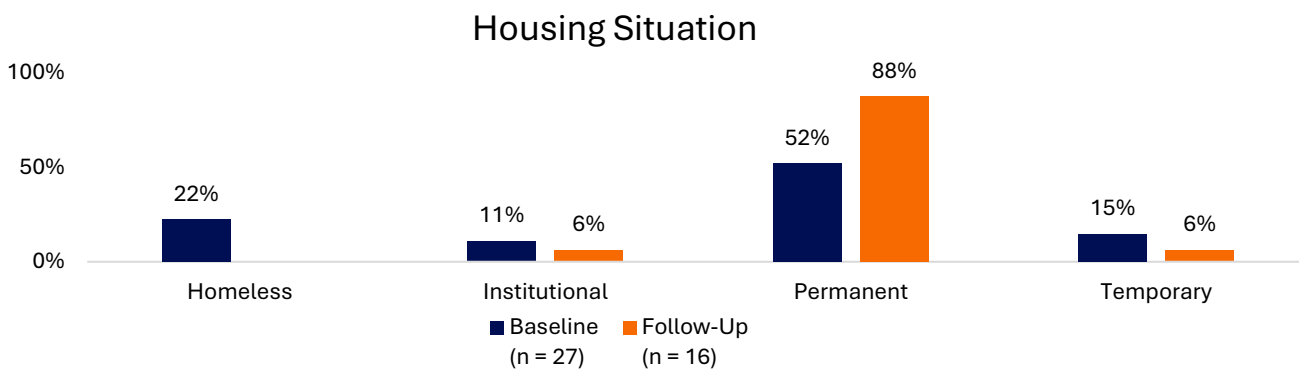


POTENTIAL IMPACTS OF HOUSING VISIONS PROGRAM

CHANGES IN HOUSING AFFORDABILITY

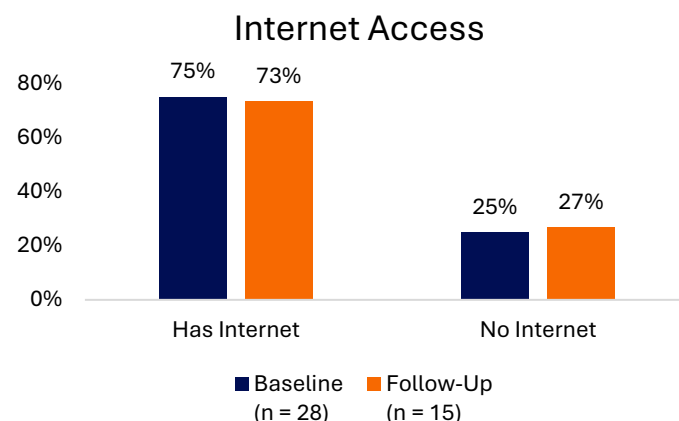
HOUSING SITUATION

Respondents living in permanent housing situations increased by 36 percentage points from baseline to follow-up, showing that Housing Visions residents may have more secure housing situations six months after moving in to a HV property.



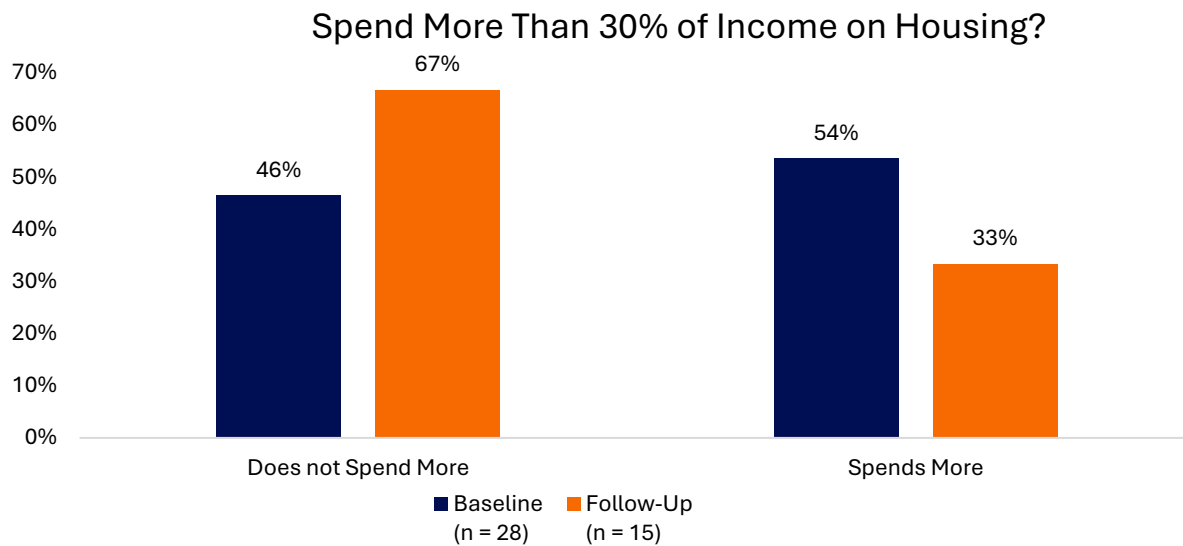
INTERNET ACCESS

Most respondents had internet access at baseline and six months later. About one in four participants are still without internet access. This may be a service that Housing Visions could think about for their residents, as access to internet is important for individual growth, such as pursuing education and job opportunities.



HOUSING EXPENDITURE RELATIVE TO INCOME

The proportion of respondents spending less than 30% of their net income on housing increased by 21 percentage points from the baseline to the follow-up survey. While this finding is not causal, reducing the amount of money spent on housing allows individuals to cover other possible expenses like groceries, childcare, debt servicing, legal fees, and/or education.



CHANGE IN HOUSING AND NEIGHBORHOOD QUALITY

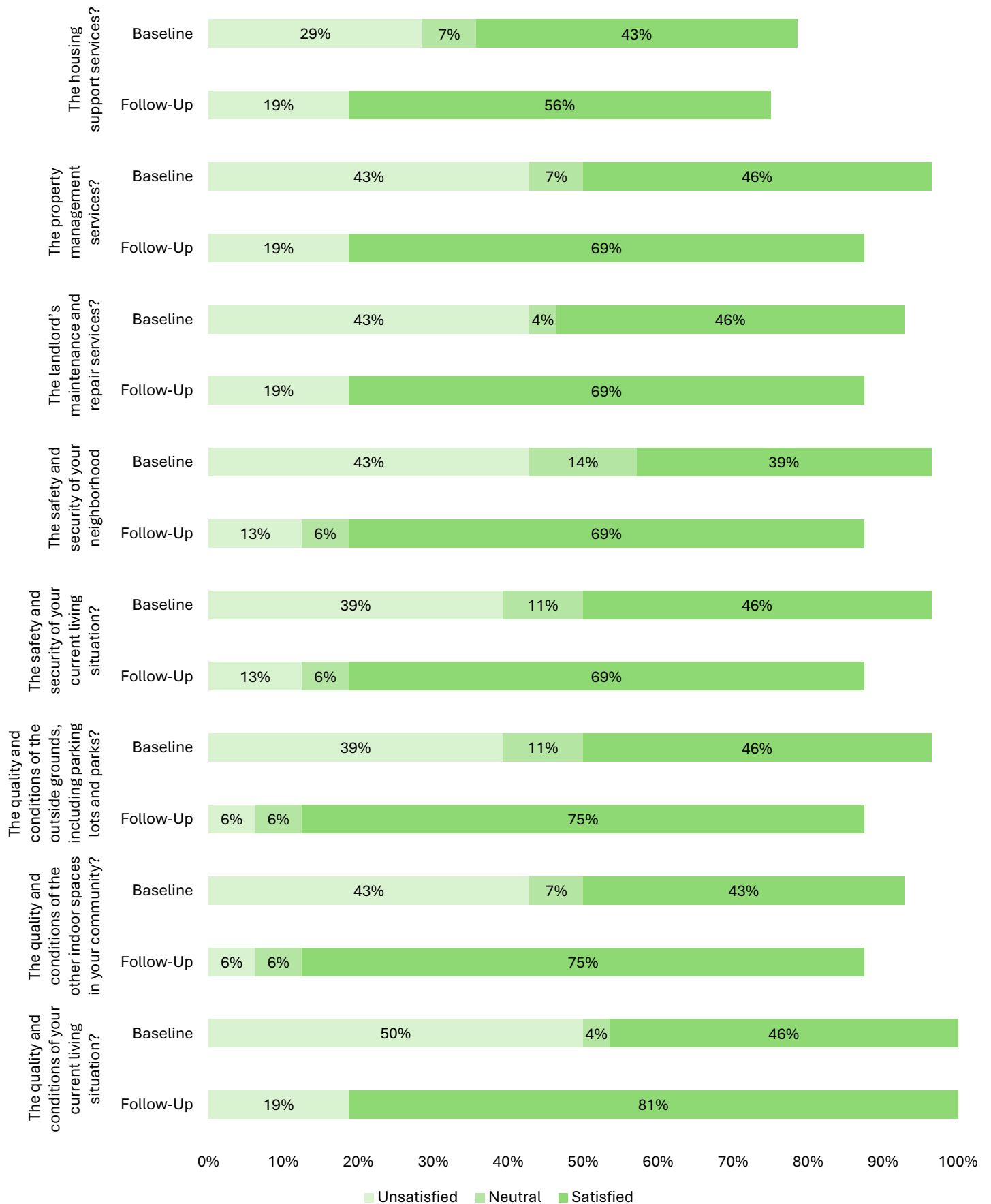
HOUSING VISIONS SERVICE

Respondents were asked about their previous property manager and living situation during the initial survey compared to their current living situation with Housing Visions during the follow-up survey. Across all survey items, satisfaction with Housing Visions service increased, meaning that **Housing Visions properties and services are more highly rated by respondents than their previous living situations**. Respondents noted an increase in satisfaction with housing support services, the property management, maintenance and repair, safety and security of the neighborhood, and the quality and conditions of their new outdoor and indoor living spaces.

***Housing Visions
properties and
services are more
highly rated by
respondents than
their previous
living situations***



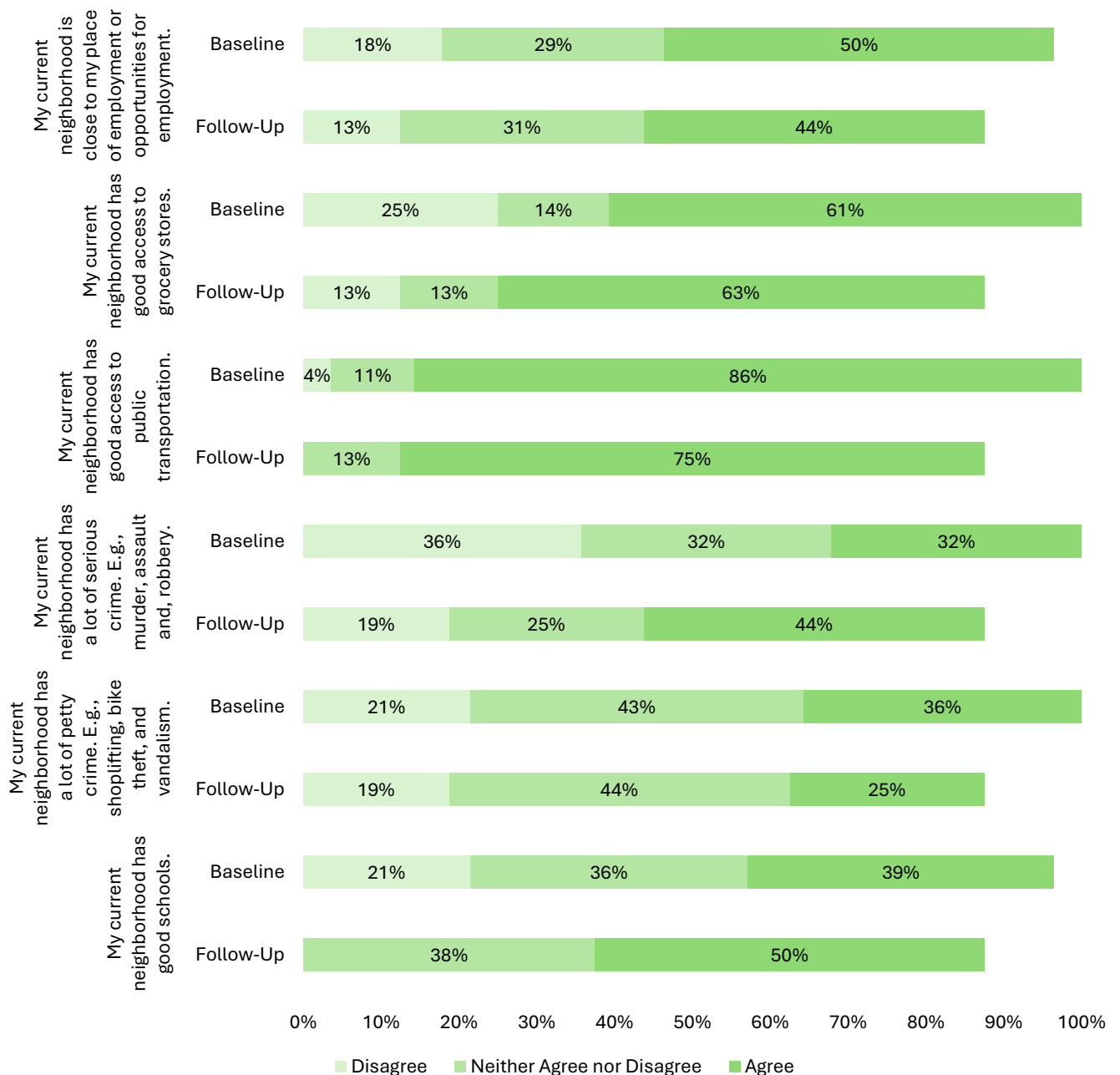
Overall, how satisfied are you with the following:



NEIGHBORHOOD QUALITY

Similarly, respondents tended to prefer Housing Visions neighborhoods in the follow-up survey to their previous neighborhoods. For example, respondents reported that Housing Visions properties afforded greater access to good schools and reduced levels of petty crime. On the other hand, respondents did report higher levels of more serious crimes and lack of access to public transportation.

To what extent do you agree or disagree with the following statements:



CHANGE IN INCOME AND PUBLIC ASSISTANCE

We measured changes in annual income, additional sources of income, SNAP usage, and healthcare coverage. More than half of participants had an annual income of less than \$15,000 in both the baseline (54%) and follow-up (57%) surveys. Almost all participants did not receive additional income in both the baseline (82%) and follow-up (87%) surveys.

About three quarters of participants were SNAP recipients in both the baseline (75%) and follow-up (73%) surveys. Almost all participants had health care coverage in both the baseline (89%) and follow-up (93%) surveys.

In other words, **the data does not suggest any changes in income or participation in social programs** identified between the two time periods. We estimate the lack of change may be due to the short, 6-month period between baseline and follow-up surveys.



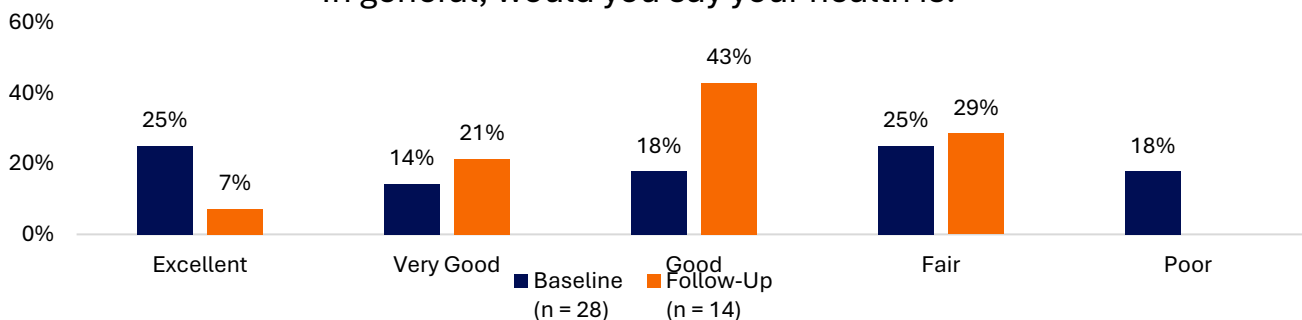
The data does not suggest any changes in income or participation in social programs

CHANGE IN PHYSICAL AND MENTAL HEALTH

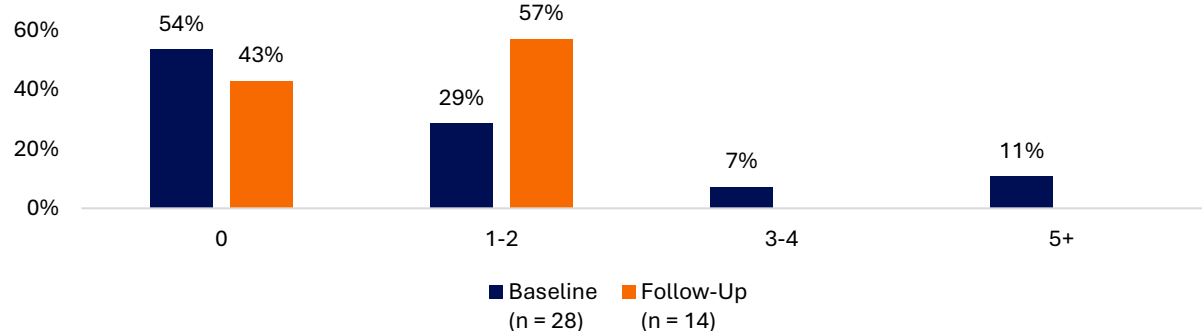
GENERAL HEALTH

Most respondents in the baseline survey reported their health was “excellent” (25%) or “fair” (25%). Almost half of respondents in the follow-up survey reported their health as “good” and none reported their health as “poor,” which was a decrease of 18 percentage points from the baseline survey. It seems that after moving into a Housing Visions property, respondents felt that they had better health.

In general, would you say your health is:



Emergency Room Visits in the Past Six Months



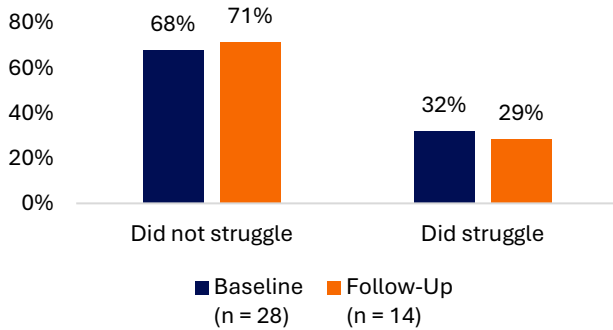
EMERGENCY ROOM VISITS

Most participants had not visited the emergency room in the baseline survey. In the follow-up survey, more than half of respondents had visited the emergency room once or twice (57%).

STRUGGLE WITH PHYSICAL HEALTH

Most respondents did not struggle to do work or other regular daily activities because of their physical health in both the baseline and follow-up surveys. The time difference between baseline and follow-up surveys, 6 months, may not be relevant for any substantial changes in physical health.

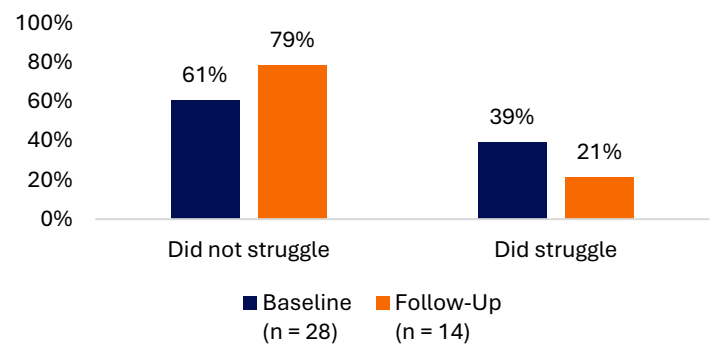
Did you struggle to do your work or other regular daily activities as a result of your physical health?



STRUGGLE WITH EMOTIONAL HEALTH

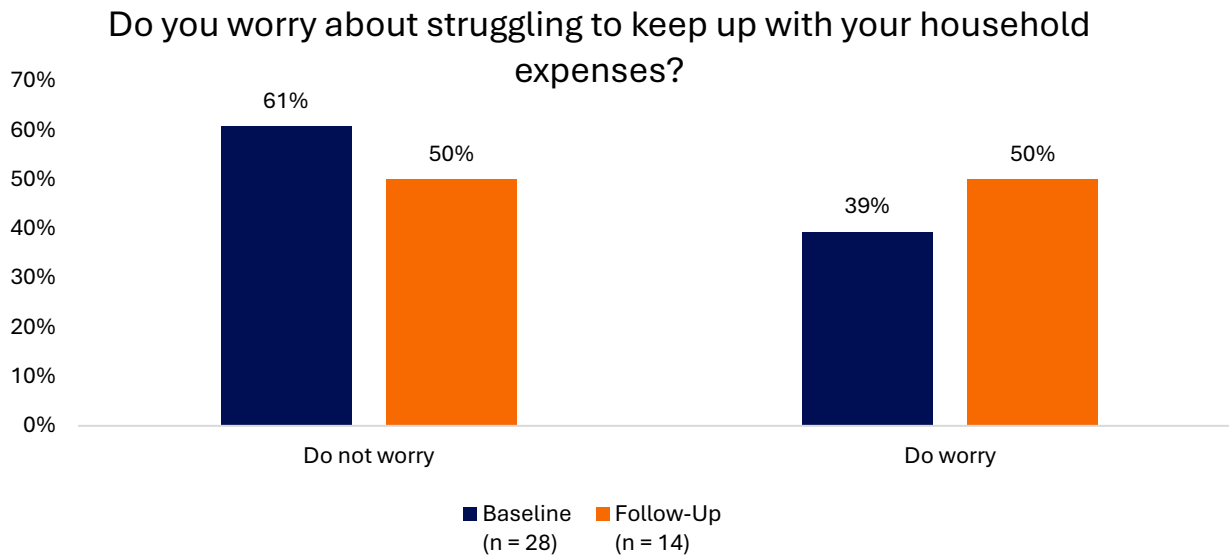
There was a decrease of 18 percentage points from the baseline to the follow-up of respondents who struggled to do their work or other regular daily activities because of any emotional problems, such as feeling depressed or anxious. In line with current literature about housing insecurity, respondents seem to have a positive emotional benefit related to reducing their housing insecurity and/or instability.

Did you struggle to do your work or other regular daily activities as a result of any emotional problems?



WORRY ABOUT HOUSEHOLD EXPENSES

There was a decrease of 10 percentage points from the baseline to the follow-up survey of respondents who worried about keeping up with household expenses. It seems that decreased housing costs and/or increased emotional stability could have affected participants' level of worry about household expenses.



WORRY ABOUT STAYING IN HOME

Most respondents did not worry about staying in their home in both the baseline (75%) and follow-up (71%) surveys.

