

# Dream Homes Community Center

**To:** Mayor Mark Boughton and the Common Council  
**From:** Rev. Phyllis J. Leopold  
**Re:** March 2010 monthly report

-----

## I. Program Synopsis

Per the proposal endorsed by Mayor Boughton and the Common Council, Dream Homes Community Center (DHCC) was established to serve as the Point of Entry for people who are homeless or low-income renters and to facilitate first time home ownership for people with hard to serve backgrounds.

## II. Point of Entry

From July 1, 2009 until April 26, 2010, DHCC has met with **143 families** and **117 individuals** through the Point of Entry. One highlight from this month involves a family I will nickname “The Tanners”:

Annie Tanner contacted ARC after being served with eviction papers. After her husband passed away, Annie had sold their home and moved with her daughter, who has a disability, and her granddaughter into a small apartment. The family lived on the money from the sale of their house for almost one year, even though her income was **\$1250** a month and her rent was **\$1300**.

In her meeting with **DHCC** Housing Advocate and Case Manger, Annie relayed that she had found out at court the day before that she had to be out of her apartment by April 4: Easter Sunday. She was extremely overwhelmed and didn’t know where to start to provide for her family.

We reviewed her budget and expenses. The family could afford no more than \$1000/month, with utilities included. They needed a security deposit and help with their first month’s rent. Annie completed an ARC application for HPRP stimulus funds and an application for DSS to cover a security deposit for the family.

We had a very tight timeline: 10 days to find an apartment, get approved for a deposit, and get approved for a rental deposit. Over the weekend, the family found an apartment, which was \$1000 with utilities included. They were approved on Tuesday for a deposit from DSS, and Wednesday we were able to approve the family for \$500 from ARC toward their first month’s rent. On Thursday, the landlord was notified of the financial assistance and he agreed to meet with the family that afternoon to sign the lease and give them keys. The family was unpacking in their new home – **by Easter Sunday**.

**The Tanners** are a shining example of how one-time financial assistance and effective case management can empower a family and prevent homelessness.

### III. Fundraising:

ARC submitted the application to the United Way for the City Grant for DHCC. This grant is extremely important as \$50,000 was cut from the Dream Homes budget in April 2010 due to State cuts to the Beyond Shelter/DSS budget.

### IV. Supportive Housing/Rentals and Home Ownership

**Housing for Heroes** – ARC is continuing to provide intake and screening services. In April, four (4) potential applicants were screened for the *Vet House*.

One person is moving rapidly through the process of being approved for a permanent unit, and we expect him to be housed by the end of April. Two others are working toward placement in transitional units, and we expect them in by early May. The final candidate is not ready to enter Vet House, but the ARC case manager is working with him to explore alternative options.

**VASH Vouchers** – In April, three homeless Veterans received VASH vouchers through the Veterans Administration- housing vouchers, similar to a Section 8 voucher, attached to case management and supportive services. Two of these men were applicants to the *Vet House*, but required more involved services. ARC assisted all three in attaining Security Deposits. Two received a Security Deposit Guarantee through DSS and one had the majority of his deposit paid through ARC's HPRP funds.

### V. Outreach & Program Development

**Danbury Continuum of Care** – The Continuum met on April 13 at 2:00 in the Danbury City Hall. Milena Sangut (WCMHN), Michele Condorino (HOT), Gladys McFarland (Amos House), Dawn Wilson (MCCA), Sue Zaborowski (COD), Vestina Rankin (CACD), Jackie Elam (HACD) and Nikki Singer (ARC/DHCC) were present.

**HPRP Screening Committee** – The committee met twice in April. The first screening committee was April 3, at 9:30 am at ARC. Nikki Singer (ARC/DHCC), Lisa Farmer (CACD), and Eileen Walsh (NOW) were present. Four cases from ARC were presented, two for homelessness prevention and two for rapid re-housing. CACD did not have any cases ready to be screened. The committee approved a security deposit from ARC for a homeless veteran and rental assistance for a single man to prevent eviction.

The second screening committee was on April 22, at 9:30am at ARC. Nikki Singer (ARC/DHCC) and Eileen Walsh (NOW) were present. There were no participants from CACD. Two cases were approved: 1) for a family to receive ARC money for their first month's rent to move out of a shelter, and 2) for a single woman to receive and ARC security deposit to move to a more affordable apartment and avoid eviction.

**Homeless Consortium** – The Homeless Consortium was cancelled for April.

**HMIS Steering Committee** – The HMIS Steering Committee met April 6, at 1 pm at the Universal Health Care Foundation, located at 290 Pratt Street, Meriden, CT. The committee reviewed changes to entered data for shelters and how to de-duplicate information.

**Beyond Shelter** – The Beyond Shelter Coordinators meeting was held April 16 at 12:00 pm at the Connecticut Hospital Association, located at 110 Barnes Road, Wallingford, CT. The meeting focused on the relationship between Beyond Shelter programs and the new program, Housing First for Families. Housing First For Families will provide funds to cover activities similar to the rapid re-housing portion of the Beyond Shelter program: outreach to shelters and people who are homeless, accessing resources to housing people who are homeless, and housing search and placement. The new program does not provide any funds for clients, but is meant to work in conjunction with HPRP funding.

**VI. HMIS Report – 04/01/10 – 04/26/10:**

**Entry/Exit Report**

---

**Report Options:**

Provider: Dream Homes Community Center (#330) ▼

This provider AND its children.  This provider ONLY.

Entry/Exit Type: HUD-40118 ▼

Operating Year Date Range: 04/01/2010 to 04/26/2010 (mm/dd/yyyy)

Legal Adult Age: 18 (as defined by foster care law in your state)

Or

-Select- ▼

---

**\* The numbers generated by this HUD report may not be valid for Federal funding purposes unless the report is run by an Agency Administrator or Executive Director.**

2. Persons Served during the operating year.	Number of Singles Not in Families	Number of Adults in Families	Number of Children in Families	Number of Families
a. Number on the first day of the operating year.	<a href="#">21</a>	<a href="#">7</a>	<a href="#">15</a>	7

b. Number entering program during the operating year.	<u>4</u>	<u>4</u>	<u>3</u>	3
c. Number who left the program during the operating year.	0	<u>3</u>	<u>2</u>	2
d. Number in the program on the last day of the operating year. (a+b-c=d)	25	8	16	8
<b>3. Project Capacity.</b>	<b>Number of Singles Not in Families</b>	<b>Number of Adults in Families</b>	<b>Number of Children in Families</b>	<b>Number of Families</b>
a. Number on last day (from 2d, columns 1 and 4)	25			8
<b>4. Non-homeless persons. (Sec. 8 SRO projects only)</b>				
How many income-eligible non-homeless persons were housed by the SRO program during the operating year?				<u>16</u>
<b>5. Age and Gender. Of those who entered during the operating year, how many people are in the following age and gender categories?</b>				
	<b>Age</b>	<b>Male</b>	<b>Female</b>	<b>Other/Not given</b>
<b>Single Persons (from 2b, column 1)</b>	a. 62 and over	<u>1</u>	0	0
	b. 51 - 61	<u>2</u>	0	0
	c. 31 - 50	<u>1</u>	0	0
	d. 18 - 30	0	0	0
	e. 17 and under	0	0	0
		<b>Not given</b>	0	0
<b>Persons in Families (from 2b, columns 2 &amp; 3)</b>	f. 62 and over	0	0	0
	g. 51 - 61	0	<u>1</u>	0
	h. 31 - 50	0	<u>1</u>	0
	i. 18 - 30	0	<u>2</u>	0
	j. 13 - 17	<u>1</u>	<u>1</u>	0
	k. 6 - 12	0	0	0
	l. 1 - 5	<u>1</u>	0	0
	m. Under 1	0	0	0
		<b>Not given</b>	0	0
<b>6 - 10. Participants who entered during the operating year.</b>				
<b>6a. Veterans Status.</b>				
A veteran is anyone who has ever been on active military duty status.				<u>1</u>
<b>6b. Chronically Homeless.</b>				
How many participants were chronically homeless individuals?				0
<b>7. Ethnicity.</b>				
a. Hispanic or Latino				<u>3</u>
b. Non-Hispanic or Non-Latino				<u>5</u>
<b>8. Race.</b>				
a. American Indian or Alaskan Native				0
b. Asian				0
c. Black or African American				<u>1</u>

d. Native Hawaiian or Other Pacific Islander			0	
e. White			4	
f. American Indian/Alaskan Native & White			0	
g. Asian & White			0	
h. Black/African American & White			0	
i. American Indian/Alaskan Native & Black/African American			0	
j. Other Multi-Racial			0	
k. Other/Unknown (all that do not match)			3	
<b>9a. Special Needs.</b>				
			<b>All</b>	<b>Chronic</b>
a. Mental illness			2	0
b. Alcohol abuse			0	0
c. Drug abuse			0	0
d. HIV/AIDS or related diseases			0	0
e. Developmental disability			0	0
f. Physical disability			1	0
g. Domestic violence			1	0
h. Other (please specify)			0	0
<b>9b. Disabled.</b>				
How many of the participants are disabled?				3
<b>10. Prior Living Situation. Participants slept in the following places the week prior to entering.</b>				
			<b>All</b>	<b>Chronic</b>
a. Non-housing (street, park, car, bus station, etc.)			0	0
b. Emergency shelter			2	0
c. Transitional housing for homeless persons			0	
d. Psychiatric facility			0	
e. Substance abuse treatment facility			0	
f. Hospital			0	
g. Jail/prison			0	
h. Domestic violence situation			0	
i. Living with relatives/friends			3	
j. Rental housing			0	
k. Other (please specify)			3	
<b>11. Amount and Source of Monthly Income at Entry and Exit. Participants who left during the operating year.</b>				
<b>Amount</b>	<b>A. Monthly Income at Entry</b>		<b>B. Monthly Income at Exit</b>	
	<b>All</b>	<b>Chronic</b>	<b>All</b>	<b>Chronic</b>
a. No Income	1	0	1	0
b. \$1-150	0	0	0	0
c. \$151 - \$250	0	0	0	0
d. \$251 - \$500	0	0	0	0
e. \$501 - \$1000	0	0	0	0

f. \$1001 - \$1500	<u>1</u>	0	<u>1</u>	0
g. \$1501 - \$2000	0	0	0	0
h. \$2000 +	<u>1</u>	0	<u>1</u>	0
Source	C. Income Sources at Entry		D. Income Sources at Exit	
	All	Chronic	All	Chronic
a. Supplemental Security Income (SSI)	0	0	0	0
b. Social Security Disability Insurance (SSDI)	0	0	0	0
c. Social Security	0	0	0	0
d. General Public Assistance	0	0	0	0
e. Temporary Aid to Needy Families (TANF)	<u>1</u>	0	<u>1</u>	0
f. State Children's Health Insurance Program (SCHIP)	0	0	0	0
g. Veterans benefits	0	0	0	0
h. Employment Income	<u>3</u>	0	<u>3</u>	0
i. Unemployment Benefits	0	0	0	0
j. Veteran's Health Care	0	0	0	0
k. Medicaid	0	0	0	0
l. Food Stamps	<u>3</u>	0	<u>3</u>	0
m. Other (please specify)	<u>1</u>	0	<u>1</u>	0
n. No financial resources	<u>1</u>	0	<u>1</u>	0
<b>12a. Length of Stay in Program. Participants who left during the operating year.</b>				
		All	Chronic	
a. Less than 1 month		<u>3</u>	0	
b. 1 to 2 months		0	0	
c. 3 - 6 months		0	0	
d. 7 months - 12 months		0	0	
e. 13 months - 24 months		0	0	
f. 25 months - 3 years		0	0	
g. 4 years - 5 years		0	0	
h. 6 years - 7 years		0	0	
i. 8 years - 10 years		0	0	
j. over 10 years		0	0	
<b>12b. Length of Stay in Program. Participants who did not leave during the operating year.</b>				
		All	Chronic	
a. Less than 1 month		<u>8</u>	0	
b. 1 to 2 months		<u>7</u>	<u>3</u>	
c. 3 - 6 months		<u>6</u>	<u>2</u>	
d. 7 months - 12 months		<u>10</u>	0	
e. 13 months - 24 months		<u>2</u>	0	
f. 25 months - 3 years		0	0	
g. 4 years - 5 years		0	0	
h. 6 years - 7 years		0	0	
i. 8 years - 10 years		0	0	

j. over 10 years	0	0
<b>13. Reasons for Leaving. Participants who left during the operating year.</b>		
	<b>All</b>	<b>Chronic</b>
a. Left for a housing opportunity before completing program	0	0
b. Completed program	2	0
c. Non-payment of rent/occupancy charge	0	0
d. Non-compliance with project	0	0
e. Criminal activity / destruction of property / violence	0	0
f. Reached maximum time allowed in project	0	0
g. Needs could not be met by project	1	0
h. Disagreement with rules/persons	0	0
i. Death	0	0
j. Other (please specify)	0	0
k. Unknown/disappeared	0	0
<b>14. Destination. Participants who left during the operating year.</b>		
	<b>All</b>	<b>Chronic</b>
<b>PERMANENT (a - h)</b>		
a. Rental house or apartment (no subsidy)	0	0
b. Public Housing	0	0
c. Section 8	0	0
d. Shelter Plus Care	0	0
e. HOME subsidized house or apartment	0	0
f. Other subsidized house or apartment	0	0
g. Homeownership	0	0
h. Moved in with family or friends	0	0
<b>TRANSITIONAL (i - j)</b>		
i. Transitional housing for homeless persons	0	0
j. Moved in with family or friends	3	0
<b>INSTITUTION (k - m)</b>		
k. Psychiatric hospital	0	0
l. Inpatient alcohol/drug treatment facility	0	0
m. Jail/prison	0	0
<b>EMERGENCY SHELTER (n)</b>		
n. Emergency shelter	0	0
<b>OTHER (o - q)</b>		
o. Other supportive housing	0	0
p. Places not meant for human habitation (e.g. street)	0	0
q. Other (please specify)	0	0
<b>UNKNOWN</b>		
r. Unknown	0	0
<b>15. Supportive Services. Participants who left during the operating year.</b>		
No supportive services found.		