

Dream Homes Community Center

To: Mayor Mark Boughton and the Common Council

From: Nikki Singer, Homeless and Housing Advocate

Re: February 2012 Monthly Report

cc: ARC Executive Director, ARC Board of Directors, and
DHCC Consultant/Jean Bowen

I. Program Synopsis

Per the proposal endorsed by Mayor Boughton and the Common Council, Dream Homes Community Center (DHCC) was established at ARC 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. Homelessness Prevention & Rapid Re-Housing Program

In 2009 ARC secured a grant which is bringing **\$205,632 to the Danbury area**, over 3 years, through the stimulus program called “Homeless Prevention and Rapid Re-housing” (**HPRP**): to help end and prevent homelessness for the people of Danbury by providing financial assistance through *security deposits, rental assistance, motel vouchers, and moving or storage costs*.

Since October 2009, we have provided a total of **\$52,440** in grants to end homelessness for **23 individuals** and **14 families** and **\$105,153** in grants to prevent homelessness for **47 individuals** and **45 families**. As of February 15, 2012, we are no longer accepting new applications for the **HPRP program**. We will continue to case manage and provide financial assistance for applications received by this date.

In February 2012, we provided **\$20,924** in HPRP grants to **6 families and 4 single adults**. Highlights of the HPRP grants that were awarded this month include:

Re-Housing:

- **\$600 Rental Assistance** – for a single mother and her daughter, living in Harmony House, to secure permanent housing after being homeless for one year.
- **\$750 Security Deposit** – for a couple expecting their first child to secure permanent housing before their child is born. This family also received **\$750** for their first month's **rent**.

Homelessness Prevention:

- **\$1,458 Security Deposit** – for a single mother with disabilities and her son, who were evicted from their apartment, to secure more affordable housing. This family also received **\$800** to assist with **moving costs**.
- **\$1,200 Security Deposit** – for a single mother with two children to secure affordable housing after the father abandoned the family, and they received an eviction notice from their landlord. This family also received **\$1,200** toward the first month's **rent**.
- **\$3,750 Back Rent** – to prevent eviction for a single mother with two children. This family fell behind in their rent due to the mother's medical condition, and she has since returned to work full time.
- **\$4,800 Back Rent** – for a family of 4. This family fell behind in their rent due to underemployment and the mother's disabilities. Their landlord agreed to lower their rent for one-year so the family can remain housed.
- **\$1,191 Security Deposit** – to secure permanent and safe housing for a single man, who was being harassed by his neighbors and landlord and had left his apartment to sleep outside

- **\$800 Security Deposit** – for a single woman displaced after her apartment was condemned, to secure affordable housing. She also received **\$800** for her first month’s **rent**.
- **\$975 Security Deposit** – for a single woman who’s family moved and split up, to secure affordable housing near her jobs. She also received **\$478.50** for her first month’s **rent**.
- **\$975 Security Deposit** – for a single man who was doubled up with family, and was asked to leave. He also received **\$478.50** for her first month’s **rent**.

III. Point of Entry

From July 1, 2011 until February 24, 2012, DHCC has provided services to **561 people (368 people in families with children and 193 adults without children)** through the Point of Entry at ARC. The following is a breakdown of people served, by towns within the Greater Danbury Area:

Town	July 2009 – June 2010	July 2010 – June 2011	July 1 – Feb. 24, 2012
Danbury	552	535	383
Bethel	61	39	14
Brookfield	9	38	19
New Fairfield	22	25	25
New Milford	67	81	59
Newtown	11	17	3
Redding	3	6	2
Ridgefield	12	9	4
Sherman	3	6	2
Other Towns	15	78	50
Total	737	834	561

IV. Program Highlights

Highlights – Story of one family we provided Housing Advocacy services to (names changed):

Michael and Lindsey rent an apartment in Bethel with their two children. Lindsey has mental health disabilities and is unable to work, and Michael lost his full time job in 2010. The family began falling behind in their rent, and by December 2011, their landlord notified the family that he would evict them if they did not resolve their **\$6,000** arrearage. The family was referred to the Dream Homes Community Center by their DCF case worker to seek assistance and prevent the eviction.

Michael met with the Dream Homes Homeless & Housing Advocate to explore his family's options. At their first meeting, his income was only \$1,800 per month and his rent was \$1,200 per month – he would need to find a way to increase his income or move to a smaller rental. The Homeless & Housing Advocate suggested a third option – talk to his landlord about possibly lowering the amount of rent, in exchange for work around the property. Michael would need to discuss these options with his wife before making a decision.

At their next meeting, Michael and his wife had decided to try to remain in the apartment, so their kids would be able to stay in the same school. Michael had started a second part-time job, which would bring their income up to \$2,100 per month. The Homeless & Housing Advocate spoke with Michael's landlord to see what options they would be open to. The landlord wanted to work with Michael, but needed to receive the back rent in order to pay his mortgage. The landlord agreed to lower the rent to \$900 per month for one-year, if Michael could reconcile his arrearage within 45 days. The Homeless & Housing Advocate worked with Michael to complete an application for the Homeless Prevent & Re-Housing Program (**HPRP**) to see if he would qualify for assistance with his balance.

The Homeless & Housing Advocate presented Michael's application to the review board, and was able to get the family approved for \$4,800 toward his balance, given the landlord's agreement to lower the rent so significantly. The balance of the rent would be paid by Michael once he received his tax return, so that his rent would be current beginning March 1.

The Homeless & Housing Advocate followed up with the landlord to create a written agreement reflecting the decreased amount of rent and a schedule for rent payments. The Homeless & Housing Advocate then met with Michael and his DCF case worker to review the agreement. DCF would provide follow up case management to the family to ensure they would maintain their agreement.

With this new agreement in place, and receipt of a grant to offset their arrearage, Michael and Lindsey will be able to stay in their apartment and provide a stable home for their two children.

V. **HMIS Report** – Dream Homes February 1 – 24, 2012

Provider

This provider AND its children. This provider ONLY.

Entry/Exit Type

Operating Year Date to (mm/dd/yyyy)

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

Or

*** 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.	<u>14</u>	<u>6</u>	<u>4</u>	4
b. Number entering program during the operating year.	<u>3</u>	<u>2</u>	<u>3</u>	2
c. Number who left the program during the operating year.	<u>3</u>	<u>2</u>	<u>2</u>	2
d. Number in the program on the last day of the operating year. (a+b-c=d)	14	6	5	4
3. Project Capacity.	Number of Singles Not in Families	Number of Adults in Families	Number of Children in Families	Number of Families
a. Number on last day (from 2d, columns 1 and 4)	14			4
4. Non-homeless persons. (Sec. 8 SRO projects only)				
How many income-eligible non-homeless persons were housed by the SRO program during the operating year?				<u>26</u>
5. Age and Gender. Of those who entered during the operating year, how many people are in the following age and gender categories?				
	Age	Male	Female	Other/Not given
Single Persons (from 2b, column 1)	a. 62 and over	0	0	0
	b. 51 - 61	<u>1</u>	<u>1</u>	0
	c. 31 - 50	0	<u>1</u>	0

	d. 18 - 30	0	0	0
	e. 17 and under	0	0	0
	Not given	0	0	0
Persons in Families (from 2b, columns 2 & 3)	f. 62 and over	0	0	0
	g. 51 - 61	0	0	0
	h. 31 - 50	0	<u>2</u>	0
	i. 18 - 30	0	0	0
	j. 13 - 17	0	<u>1</u>	0
	k. 6 - 12	0	0	0
	l. 1 - 5	0	<u>2</u>	0
	m. Under 1	0	0	0
	Not given	0	0	0
6 - 10. Participants who entered during the operating year.				
6a. Veterans Status.				
A veteran is anyone who has ever been on active military duty status.				0
6b. Chronically Homeless.				
How many participants were chronically homeless individuals?				0
7. Ethnicity.				
a. Hispanic or Latino				0
b. Non-Hispanic or Non-Latino				<u>5</u>
8. Race.				
a. American Indian or Alaskan Native				0
b. Asian				0
c. Black or African American				<u>2</u>
d. Native Hawaiian or Other Pacific Islander				0
e. White				<u>3</u>
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)				0
9a. Special Needs.				
		All	Chronic	
a.	Mental illness	<u>2</u>	0	
b.	Alcohol abuse	<u>1</u>	0	
c.	Drug abuse	0	0	
d.	HIV/AIDS or related diseases	0	0	
e.	Developmental disability	0	0	
f.	Physical disability	<u>1</u>	0	
g.	Domestic violence	<u>2</u>	0	

h. Other (please specify)	0	0		
9b. Disabled.				
How many of the participants are disabled?	3			
10. Prior Living Situation. Participants slept in the following places the week prior to entering.				
	All	Chronic		
a. Non-housing (street, park, car, bus station, etc.)	0	0		
b. Emergency shelter	3	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	1			
j. Rental housing	0			
k. Other (please specify)	1			
11. Amount and Source of Monthly Income at Entry and Exit. Participants who left during the operating year.				
Amount	A. Monthly Income at Entry		B. Monthly Income at Exit	
	All	Chronic	All	Chronic
a. No Income	0	0	0	0
b. \$1-150	0	0	0	0
c. \$151 - \$250	2	0	2	0
d. \$251 - \$500	0	0	0	0
e. \$501 - \$1000	1	0	1	0
f. \$1001 - \$1500	0	0	0	0
g. \$1501 - \$2000	1	0	1	0
h. \$2000 +	1	0	1	0
Source	C. Income Sources at Entry		D. Income Sources at Exit	
	All	Chronic	All	Chronic
a. Supplemental Security Income (SSI)	1	0	1	0
b. Social Security Disability Insurance (SSDI)	0	0	0	0
c. Social Security	1	0	1	0
d. General Public Assistance	0	0	0	0
e. Temporary Aid to Needy Families (TANF)	0	0	0	0
f. State Children's Health Insurance Program (SCHIP)	0	0	0	0
g. Veterans benefits	0	0	0	0
h. Employment Income	2	0	2	0
i. Unemployment Benefits	0	0	0	0
j. Veteran's Health Care	1	0	1	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>2</u>	0	<u>2</u>	0
12a. Length of Stay in Program. Participants who left during the operating year.				
		All	Chronic	
a. Less than 1 month		<u>3</u>	0	
b. 1 to 2 months		<u>2</u>	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	
12b. Length of Stay in Program. Participants who did not leave during the operating year.				
		All	Chronic	
a. Less than 1 month		<u>4</u>	0	
b. 1 to 2 months		<u>9</u>	<u>4</u>	
c. 3 - 6 months		<u>7</u>	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	
13. Reasons for Leaving. Participants who left during the operating year.				
		All	Chronic	
a. Left for a housing opportunity before completing program		0	0	
b. Completed program		<u>4</u>	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		<u>1</u>	0	
h. Disagreement with rules/persons		0	0	
i. Death		0	0	
j. Other (please specify)		0	0	
k. Unknown/disappeared		0	0	
14. Destination. Participants who left during the operating year.				

		All	Chronic	
PERMANENT (a - h)	a. Rental house or apartment (no subsidy)	<u>1</u>	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	
TRANSITIONAL (i - j)	i. Transitional housing for homeless persons	0	0	
	j. Moved in with family or friends	0	0	
INSTITUTION (k - m)	k. Psychiatric hospital	0	0	
	l. Inpatient alcohol/drug treatment facility	0	0	
	m. Jail/prison	0	0	
EMERGENCY SHELTER (n)	n. Emergency shelter	<u>4</u>	0	
OTHER (o - q)	o. Other supportive housing	0	0	
	p. Places not meant for human habitation (e.g. street)	0	0	
	q. Other (please specify)	0	0	
UNKNOWN	r. Unknown	0	0	
15. Supportive Services. Participants who left during the operating year.				
NOTE: The below services were given to participants who left during the operating year. Add the following counts into the appropriate category for question 15.				
	Service	Service Code	All	Chronic
1.	Rental Deposit Assistance	BH-3800.7250	<u>1</u>	0
2.	Debt Management	DD-5000.1800	<u>1</u>	0
3.	Child Custody/Visitation Petition Filing Offices	FJ-1600.1500	<u>1</u>	0
4.	Food Stamps	NL-6000.2000	<u>1</u>	0
5.	Case/Care Management	PH-1000	<u>1</u>	0