



## Dream Homes Community Center

**To:** Mayor Mark Boughton and the Common Council  
**From:** Karl Myers, on behalf of the Dream Homes Community Center collaborative  
**Re:** March 31, 2009 monthly report

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### I. Program Synopsis

Per the proposal endorsed by Mayor Boughton and the Common Council, the Dream Homes Community Center (DHCC) is a collaborative effort of 3 agencies: Housing Authority of the City of Danbury, The Association of Religious Communities, and We CAHR. The collaborative has financial and in-kind partners, to date: The City of Danbury, Mc Cue Mortgage, an Anonymous Donor, Housing Authority, ARC & We CAHR, Town of New Fairfield, and the Town of Ridgefield, HUD-CDBG and HUD HMIS Grant, DSS Beyond Shelter CT Grant.

Dream Homes works with 4 populations:

- 1) Point of Entry for persons who are homeless
- 2) Beyond Shelter CT Program
- 3) Rentals
- 4) First-time Home ownership

All three of the above components are a part of Dream Homes. The Point of Entry is not a separate program; rather, it is 1 of the 3 components of Dream Homes ~ per the proposal passed by Mayor Boughton and the Common Council.

The collaborative Leadership Team shares responsibilities for leadership, decision-making, risk-taking, and fundraising. This report is submitted by Karl Myers on behalf of the collaborative Leadership Team, which also includes: Rev. Phyllis J. Leopold, Jean Bowen, Patricia Tomka, and Carolyn Sistrunk.

In addition to the Leadership Team, salaried professionals implement the program:

Program Director (part-time): Karl Myers  
Housing/Homeless Coordinator (part-time): Melanie Karkos  
Housing Advocate for Persons with Disabilities (part-time): Jeanne Braude-Magi

## **I. Operations**

- No new information to report.

## **II. Outreach & Education**

- No new information to report.

### **A) Rental**

- DHCC in collaboration with New Fairfield Social Services advocated for a single woman with a disability to have her denial into public housing overturned. The efforts were successful and she moved into an affordable rental unit February 15, 2009.

### **B) Regional**

- DHCC made a presentation to HVCEO at its' February meeting on 2008 HMIS data.
- DHCC Program Director testified to the Legislature Appropriations Committee in February per the request of the CT Coalition to End Homelessness.

### **C) Community Involvement**

- No new information to report

## **III. Beyond Shelter CT Program**

- Currently working with 4 individuals and 1 family that are transitioning out of shelters.

## **IV. Point of Entry**

- DHCC housed the last of the New Street fire victims. They moved in March 1, 2009.
- As a result of the HVCEO presentation Town of Bethel has committed to participating in HMIS. DHCC Program Director to follow up with Bethel in March.
- DHCC has an intern from West Conn until May. The project is to make contact with those homeless families and individuals showing as exited from a program and listed as "unknown/disappeared" and update their records in HMIS.

**HUD Annual Progress Report (HUD-40118)**  
**January 1 to February 28, 2009**  
**All Danbury CoC Agencies using HMIS**

**HUD Annual Progress Report (HUD-40118)**

**Report Options:**

Provider Group:  Unduplicated

Provider:

This provider AND its children.  This provider ONLY.

Operating Year Date Range:  to  (mm/dd/yyyy)

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

Or

<b>2. Persons Served during the operating year.</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 the first day of the operating year.	<u>259</u>	<u>18</u>	<u>35</u>	17
b. Number entering program during the operating year.	<u>64</u>	<u>10</u>	<u>9</u>	7
c. Number who left the program during the operating year.	<u>26</u>	4	<u>5</u>	4
d. Number in the program on the last day of the operating year. (a+b-c=d)	297	24	39	20
<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)	297			20
<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>61</u>
<b>5. Age and Gender. Of those who entered during the operating year, how many people are in the following age and</b>				

gender categories?				
	Age	Male	Female	Other/Not given
<b>Single Persons (from 2b, column 1)</b>	a. 62 and over	<u>3</u>	0	0
	b. 51 - 61	<u>5</u>	<u>2</u>	0
	c. 31 - 50	<u>28</u>	<u>13</u>	0
	d. 18 - 30	<u>11</u>	<u>2</u>	0
	e. 17 and under	0	0	0
	<b>Not given</b>	0	0	0
<b>Persons in Families (from 2b, columns 2 &amp; 3)</b>	f. 62 and over	0	0	0
	g. 51 - 61	0	0	0
	h. 31 - 50	<u>3</u>	<u>1</u>	0
	i. 18 - 30	<u>1</u>	<u>5</u>	0
	j. 13 - 17	<u>1</u>	<u>2</u>	0
	k. 6 - 12	0	<u>1</u>	0
	l. 1 - 5	<u>2</u>	<u>3</u>	0
	m. Under 1	0	0	0
<b>Not given</b>	0	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>5</u>
<b>6b. Chronically Homeless.</b>				
How many participants were chronically homeless individuals?				<u>13</u>
<b>7. Ethnicity.</b>				
a. Hispanic or Latino				<u>9</u>
b. Non-Hispanic or Non-Latino				<u>65</u>
<b>8. Race.</b>				
a. American Indian or Alaskan Native				0
b. Asian				0
c. Black or African American				<u>20</u>
d. Native Hawaiian or Other Pacific Islander				0
e. White				<u>50</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				<u>1</u>
k. Other/Unknown (all that do not match)				<u>3</u>
<b>9a. Special Needs.</b>				
		<b>All</b>	<b>Chronic</b>	
a. Mental illness		<u>14</u>	<u>3</u>	
b. Alcohol abuse		<u>8</u>	<u>3</u>	
c. Drug abuse		<u>5</u>	<u>2</u>	
d. HIV/AIDS or related diseases		<u>1</u>	0	

e. Developmental disability	<u>1</u>	0		
f. Physical disability	<u>4</u>	<u>2</u>		
g. Domestic violence	<u>3</u>	0		
h. Other (please specify)	<u>1</u>	0		
<b>9b. Disabled.</b>				
How many of the participants are disabled?		<u>21</u>		
<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.)	<u>3</u>	0		
b. Emergency shelter	<u>18</u>	<u>3</u>		
c. Transitional housing for homeless persons	0			
d. Psychiatric facility	0			
e. Substance abuse treatment facility	0			
f. Hospital	0			
g. Jail/prison	<u>6</u>			
h. Domestic violence situation	<u>1</u>			
i. Living with relatives/friends	<u>19</u>			
j. Rental housing	<u>4</u>			
k. Other (please specify)	<u>23</u>			
<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	<u>21</u>	<u>7</u>	<u>21</u>	<u>7</u>
b. \$1-150	<u>1</u>	0	<u>1</u>	0
c. \$151 - \$250	0	0	0	0
d. \$251 - \$500	0	0	0	0
e. \$501 - \$1000	<u>2</u>	<u>1</u>	<u>2</u>	<u>1</u>
f. \$1001 - \$1500	<u>2</u>	0	<u>2</u>	0
g. \$1501 - \$2000	0	0	0	0
h. \$2000 +	<u>1</u>	0	<u>1</u>	0
<b>Source</b>	<b>C. Income Sources at Entry</b>		<b>D. Income Sources at Exit</b>	
	<b>All</b>	<b>Chronic</b>	<b>All</b>	<b>Chronic</b>
a. Supplemental Security Income (SSI)	0	0	0	0
b. Social Security Disability Insurance (SSDI)	<u>3</u>	<u>1</u>	<u>3</u>	<u>1</u>
c. Social Security	0	0	0	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	<u>3</u>	<u>1</u>	<u>3</u>	<u>1</u>
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	4	2	4	2
m. Other (please specify)	3	1	3	1
n. No financial resources	21	7	21	7
<b>12a. Length of Stay in Program. Participants who left during the operating year.</b>				
		<b>All</b>	<b>Chronic</b>	
a. Less than 1 month		6	1	
b. 1 to 2 months		6	2	
c. 3 - 6 months		6	3	
d. 7 months - 12 months		5	1	
e. 13 months - 24 months		5	2	
f. 25 months - 3 years		2	1	
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>				
		<b>All</b>	<b>Chronic</b>	
a. Less than 1 month		38	4	
b. 1 to 2 months		45	10	
c. 3 - 6 months		101	20	
d. 7 months - 12 months		48	8	
e. 13 months - 24 months		60	16	
f. 25 months - 3 years		15	2	
g. 4 years - 5 years		6	1	
h. 6 years - 7 years		6	1	
i. 8 years - 10 years		2	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		2	0	
b. Completed program		15	4	
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		1	0	
g. Needs could not be met by project		2	0	
h. Disagreement with rules/persons		0	0	
i. Death		0	0	
j. Other (please specify)		6	4	
k. Unknown/disappeared		4	2	

<b>14. Destination. Participants who left during the operating year.</b>				
		<b>All</b>	<b>Chronic</b>	
<b>PERMANENT</b> (a - h)	<b>a.</b> Rental house or apartment (no subsidy)	<u>12</u>	<u>3</u>	
	<b>b.</b> Public Housing	0	0	
	<b>c.</b> Section 8	0	0	
	<b>d.</b> Shelter Plus Care	0	0	
	<b>e.</b> HOME subsidized house or apartment	0	0	
	<b>f.</b> Other subsidized house or apartment	0	0	
	<b>g.</b> Homeownership	0	0	
	<b>h.</b> Moved in with family or friends	<u>1</u>	0	
<b>TRANSITIONAL</b> (i - j)	<b>i.</b> Transitional housing for homeless persons	0	0	
	<b>j.</b> Moved in with family or friends	<u>3</u>	<u>1</u>	
<b>INSTITUTION</b> (k - m)	<b>k.</b> Psychiatric hospital	0	0	
	<b>l.</b> Inpatient alcohol/drug treatment facility	0	0	
	<b>m.</b> Jail/prison	<u>2</u>	<u>2</u>	
<b>EMERGENCY SHELTER</b> (n)	<b>n.</b> Emergency shelter	<u>4</u>	0	
<b>OTHER</b> (o - q)	<b>o.</b> Other supportive housing	0	0	
	<b>p.</b> Places not meant for human habitation (e.g. street)	0	0	
	<b>q.</b> Other (please specify)	<u>1</u>	<u>1</u>	
<b>UNKNOWN</b>	<b>r.</b> Unknown	<u>7</u>	<u>3</u>	
<b>15. Supportive Services. Participants who left during the operating year.</b>				
<b>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.</b>				
	<b>Service</b>	<b>Service Code</b>	<b>All</b>	<b>Chronic</b>
1.	Homeless Shelter	BH-1800.8500	<u>7</u>	<u>2</u>
2.	Social Health Insurance	NS-8000	<u>1</u>	0

**Needs/Service Report: January 1 2009 to February 28, 2009**

<b>NEED COUNT</b>						
<b>Need Type</b>	<b>Total</b>	<b>Pending</b>	<b>Fully Met</b>	<b>Partially Met</b>	<b>Unmet</b>	<b>Need F/U</b>
Housing/Shelter (BH)	<u>846</u>	<u>0</u>	<u>846</u>	<u>0</u>	<u>0</u>	<u>0</u>
Emergency Shelter (BH-1800)	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Homeless Shelter (BH-1800.8500)	<u>72</u>	<u>0</u>	<u>69</u>	<u>0</u>	<u>1</u>	<u>2</u>
Housing Counseling (BH-3700)	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
Rent Payment Assistance (BH-3800.7000)	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Rental Deposit Assistance (BH-3800.7250)	<u>10</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>3</u>
Public Housing (BH-7000.4600-600)	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Section 8 Housing Choice Vouchers (BH-7000.4600-700)	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>
Single Room Occupancy Housing (BH-7000.4600-800)	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Transitional Housing/Shelter (BH-8600)	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Bus Fare (BT-8300.1000)	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>

Veteran Benefits Assistance (FT-1000.9000)	1	0	1	0	0	0
Employment (ND)	1	0	1	0	0	0
Comprehensive Job Assistance Centers (ND-1500)	2	0	1	0	1	0
SSI (NL-1000.8100)	1	0	1	0	0	0
Medicaid (NL-5000.5000)	1	0	1	0	0	0
Food Stamps (NL-6000.2000)	12	1	10	0	1	0
Social Security Disability (NS-1800.8000)	3	0	3	0	0	0
Social Health Insurance (NS-8000)	10	0	10	0	0	0
<b>Total (19 Need Types)</b>	<b>969</b>	<b>7</b>	<b>945</b>	<b>0</b>	<b>5</b>	<b>12</b>

**Zip Code Report**  
**January 1, 2009 to February 28, 2009**

<b>Town</b>	<b>2007 Figures</b>		<b>2008 Figures</b>		<b>2009 Figures</b>	
	<b>- Persons</b>	<b>Percent of Total</b>	<b>- Persons</b>	<b>Percent of Total</b>	<b>Persons</b>	<b>Percent of Total</b>
Danbury	159	39.3%	185	41.3%	37	48.7%
New Milford	31	7.7%	41	9.2%	3	3.9%
Bethel	15	3.7%	24	5.4%	1	1.3%
Brookfield	12	3.0%	10	2.2%	0	0.0%
New Fairfield	4	1.0%	4	0.9%	3	3.9%
Ridgefield	3	0.7%	7	1.6%	0	0.0%
Newtown	3	0.7%	2	0.4%	1	1.3%
Sherman	1	0.2%	0	0.0%	0	0.0%
Bridgewater	0	0.0%	3	0.0%	0	0.0%
Redding	0	0.0%	1	0.0%	0	0.0%
Rest of State	72	17.8%	71	15.8%	7	9.2%
Out of State	44	10.9%	38	8.5%	6	7.9%
Unknown	61	15.1%	62	13.8%	18	23.7%
<b>Total</b>	<b>405</b>		<b>448</b>		<b>76</b>	

**HMIS Data Analysis**

<b>Total</b> clients entered into HMIS by <i>all</i> Danbury CoC agencies:	2130
Identified as Chronically Homeless:	528
Identified as Military Veteran:	121
Pregnant:	87
Unemployed at time of entry:	1222

**Homelessness Primary Reason:**

Unemployed	283	Domestic Violence Victim	33
Substance Abuse	188	Loss of Job	17
Family Breakup	203	Criminal Activity	12
Out of Jail/Prison	165	New to Area	23
Legal Eviction	130	Family Abuse	12
Family Friend Eviction	82	Health/Safety	16
Left Voluntarily	80	Underemployment/Low Income	5
Mental Health	39	Physical Illness	6
Lack of Income	41	Disaster Victim	14
Mental Illness	30	Loss of Transportation	8
Expenses Exceed Income	29	Mortgage Foreclosure	10
Release from Institution	24	Substandard Housing	7
Medical Condition	17	Loss of Child Care	1
Divorced/Separated	31	No Reason Entered	602
No Affordable Housing	19	Loss of Public Assistance	3
		<b>Total</b>	<b>2130</b>

**Dream Homes Community Center Collaborative**  
**Preventing Homelessness and Rental Issues**

Total number of new clients served by the collaborative **this month:**   6  

**Race/Ethnicity**

White  1  Black    Native American    Asian    Hispanic/Latino  5  Other   

**Family Information**

Total Families:  1  Female  1  Male    Minors/ Parents (under 18)     
 Total Singles:  5  Female  1  Male  4  Minor (under 18)   

**Age**

0-5  4  6-12    13-17    18-20    21-25    26-34  4  35-49  1  50-64  1  65+

**Education Level**

No High School\_\_\_\_ Some High School\_\_\_\_ High School Diploma/GED\_\_\_\_  
Some College/Degree\_\_\_\_ Graduate School\_\_\_\_ Unknown\_6\_\_

**Income Information**

Employed\_6\_\_ SAGA\_\_\_\_ Child Support\_\_\_\_ SSI\_\_\_\_ SSDI\_\_\_\_  
Unemploy. Comp\_\_\_\_ Veteran\_\_\_\_ None\_\_\_\_ TFA\_\_\_\_ Other\_\_\_\_

**Housing Issues**

Disaster Victim\_\_\_\_ Deinstitutionalized\_\_\_\_ Lockout\_\_\_\_ Legal Eviction\_\_6\_\_  
Out of Jail/Prison\_\_\_\_ Left Voluntarily\_\_\_\_ Fmly/Friend Eviction\_\_\_\_ Other\_\_\_\_

**Contributing Factors**

Substance Abuse\_\_\_\_ Expenses Exceed Income\_\_5\_\_ Unemployed\_\_\_\_  
Physical Illness\_\_\_\_ New to Area\_\_\_\_ Divorced/Separated\_\_\_\_  
Family Abuse\_\_\_\_ Mental Illness\_\_\_\_ Other\_\_1\_\_

**V. First Time Home Ownership/Housing**

- No new information in this area.