(24)

CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

DENA DIORIO
DIRECTOR OF FINANCE

(203)797-4652
FAX: (203)796-1526

MEMORANDUM

TO: Mayor Mark D. Boughton via the Common Council

FROM: Dena R. Diorio, Director of Finance & Personnel

DATE: January 23, 2007 **CERTIFICATION #4**

SUBJECT: Certification of Funds – Dream Homes Community Center

As you recall, in May 2006, the Common Council approved nine months of funding for the Dream Homes Community Center. The Dream Homes Community Center has submitted monthly reports to the Council updating the progress they have made thus far. It was agreed that the group would request the balance of the funds needed for the fiscal year after the nine month period had lapsed.

Therefore, pursuant to the attached request from the Dream Homes Community Center, I hereby certify the availability of $27,250 to be transferred into the following line item:

5010.6074 – Dream Homes Community Center $27,250

The appropriation will come from the City's Contingency Account.

The status of the Contingency Account is as follows:

Budgeted Contingency:	$400,000
Appropriations to Date:	$66,400
This Request	($27,250)
Balance in Contingency:	$306,350

Please feel free to contact me should you require any additional information. Thank you.

24-1

Dream Homes Community Center

AD Hoc Request for Funding and Common Council Report

January 29, 2007

24-2

Dream Homes Community Center

Table of Contents

1. **Program Synopsis** Page 1

2. **Operations (July to November 2006)**

   a. **Homeless Point of Entry** Page 2
   b. **First Time Home Ownership** Page 3
   c. **Rentals** Page 4

3. **Regional** Page 5

3. **Appendix**

4. **Appendix Attachment**

24-3

Dream Homes Community Center

Program Synopsis

Per the proposal endorsed by Mayor Boughton and the Common Council, the Dream Homes Community Center (DHCC) is a collaborative effort of 4 non-profits: Housing Authority of the City of Danbury, The Association of Religious Communities, We CAHR and People First of CT. The collaborative has financial and in-kind partners, to date: The City of Danbury, Mc Cue Mortgage, Prestima Latino, an Anonymous Donor, Housing Authority, ARC & We CAHR.

Dream Homes works with 3 populations:

1) Point of Entry for persons who are homeless
2) Rentals
3) 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 Rev. Phyllis J. Leopold on behalf of the collaborative Leadership Team which also includes: M. Carolyn Sistrunk, Pat Tomka, and Jean Bowen.

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

Program Director (full-time): Karl Myers at ARC (792-9450) or karl-arc@sbcglobal.net.

Homeless Coordinator (part-time): Rev. Elizabeth Braddon at ARC (792-9450) or elizabeth-arc@sbcglobal.net.

Housing Advocate for Persons with Disabilities (part-time): Jeanne Braude-Maji at We CAHR (792-3540) or jmbraude@sbcglobal.net

24.4

Operations (July to January 2007)

1) Point of Entry for persons who are homeless:

- Homeless Management Information System (HMIS) service

  - Dream Homes Community Center *provides* a monthly report to the *Mayor and Common Council* outlining its progress in all aspects of its programming. The reports includes demographic information on all homeless persons DHCC has come into contact with from each of its collaborating agencies.
  - Dream Homes Community Center *staff trained* on HMIS system in September.
  - Danbury Continuum of Care *voted* to have all agencies in the CoC that use or will use HMIS to sign a data sharing agreement with Dream Homes Community Center.
  - Dream Homes Community Center began providing a monthly HMIS report to the *Mayor and Common Council* in November 2006 that contained data from *all agencies* within the Danbury Continuum of Care that enter data into HMIS (see Appendix).
  - Secured Data Sharing Agreements with 4 area agencies with 2 pending.
  - Dream Homes Community Center is *entering* data for Shelter of the Cross, We CAHR and *will be* entering data for The Department of Social Services of the Town of New Milford into HMIS.
  - Dream Homes Community Center is currently working with the Connecticut Coalition to End Homelessness to expand the monthly reporting to include all HMIS users in the Danbury Continuum of Care. The first of these reports is in the November Common Council Report

- Direct Services Provided

  - Provided Emergency Aid to ***ten*** homeless individuals through a fund managed by The Association of Religious Communities. Money granted was used for shoes for work, bus ticket, food purchase, gas cards to go to new employment, and down payment for self-storage unit for personal items after eviction.
  - Total homeless individuals that came in contact with the four collaborating agencies of Dream Homes Community Center, May to January: ***94*** (see attached appendix for further breakdown).

24-5

Operations (cont.)

- Some Partnerships in area Work Groups
  - Continuum of Care of Greater Danbury
  - Discharge Planning Group
  - Homeless Consortium

- Referrals to other agencies for the services:
  - City Shelter of Danbury
  - Dorothy Day Hospitality House
  - New Milford Emergency Shelter
  - State Department of Social Services
  - New Fairfield Department of Social Services
  - New Milford Department of Social Services
  - Key Rings/TBICO
  - CACD
  - Connecticut Legal Aid
  - Homeless Outreach Team
  - Greater Danbury Mental Health Authority
  - We CAHR
  - Aids Project of Greater Danbury
  - Salvation Army
  - Housing Authority of the City of Danbury

2) First Time Homeownership:

- First Time Home Ownership Program enrollees:
  - Two Section 8 Voucher holders (one has a disability) and one low-income family have been referred to Mc Cue Mortgage.

- Target mailing to Section 8 recipients at or above a certain income level scheduled to be sent by January 30, 2007.

- Active in the Blue Ribbon Commission on Immigrants Housing Task Force

24-6

3) Rentals:

- Dream Homes Community Center has provided referral services to ***45*** families.

- Issues encountered and referrals made were for:

  - Eviction Prevention
  - Help in finding affordable rental unit
  - Security Deposit
  - Furniture
  - Advocacy

24-7

Regional

- Presentation to Housatonic Valley Council of Elected Officials (HVCEO)
    - November did a presentation on a proposal to have HVCEO adapt The City of Danbury's Ten year Plan to End Homelessness as a regional plan.
    - Discussion and a vote are expected early 2007.
- Regional introductions/meetings have been held with:
    - Mayor of Danbury
    - First Selectman of Ridgefield
    - First Selectman of Redding
    - Mayor of New Milford
    - Director of Social Services New Fairfield
    - Director of Social Services Bethel
    - Director of Social Services New Milford
    - Director of Health, Housing & Welfare, City of Danbury
    - Executive Director of the Housing Authority for the City of Danbury.
- Special Event
    - Held in October to introduce Dream Homes Community Center, its goals and services to area social service agencies and municipal employees.

24-8

Appendix

Clients for all Dream Homes Community Center Programs have come from:

- Bethel
- New Milford
- Brookfield
- Newtown/Sandy Hook
- Danbury
- Norwalk
- Poughkeepsie
- New Fairfield
- Southbury

Rental Program success stories:

- At the end of September a person living in New Milford read the article in the News- Times about Dream Homes Community Center and contacted the Dream Homes Community Center office for he/she did not know who might be able to help him/her with their rental problem. He/she was at the time living in a single room apartment in New Milford, the building was old, rooms small, there was a shared bathroom for fifteen people, and he/she did not have the ability to cook in the room and therefore had to eat takeout most evenings. He/she worked fulltime but because of the high rent and food expenses could not afford to save enough money for a security deposit. He/she originally moved into this building expecting to stay only one month, instead it was over one year. After obtaining all the needed information an assessment of potential services was made and Dream Homes Community Center referred him/her to the Key Rings Program. He/she met all of their eligibility criteria and successfully worked though their program and he/she was able to obtain money for a security deposit through Catholic Family Services. He/she moved into an apartment at the beginning of November in Danbury. Further Dream Homes Community Center was able to utilize the "ARC Angel Program" offered by The Association of Religious Communities and helped this person obtain furniture and many other items needed so he/she could have a nearly furnished apartment, including food. He/she went from one room and a shared bathroom to a studio apartment with a balcony, kitchen, small storage shed and his/her own bathroom.

24-9

Appendix (cont.)

Rental Program success stories (cont):

- In November a client was referred to Dream Homes Community Center from the Housing Authority of the City of Danbury. The client was facing eviction due to nonpayment of rent. The client was a single parent of two. The client had many personal issues that prevented them from paying their rent; a sick child (had to resign from a part-time job to be home with child), was in the process of divorcing their spouse and had child custody issues as well that had additional money to be taken from their pay check until it was resolved. Coupled with this was attorney charges and DNA testing costs too. The client was in need of eviction prevention and other services but was not aware of what was available too him. Dream Homes Community Center made several referrals to CACD for their eviction prevention and energy assistance program, to the State Department of Social Services to apply for food stamps and health insurance for their children and DHCC also provided direct advocacy services representing the client at two court hearings. Through all the efforts the client was able to resolve their child custody issue and applied the returned money that was withheld for the child support to their back rent, received energy assistance through the CACD program, currently under review for the eviction prevention program and entered into an agreement with the Housing Authority to repay the remaining balanced owed. The final outcome was that the client was not evicted.

Homeless Prevention success story:

- December 20, 2006 a Case Worker from the Connecticut Department of Social Services contacted Dream Homes Community Center in need of assistance for a client they were working with that was to be evicted on December 31, 2006. Their client was an 80-year-old woman whose husband had passed away in 2006. Through out their entire marriage the husband handled all the family's finances so upon his death she did not know what her financial obligations were or how to take care of them and as a result fell behind several months in her rent and was evicted from her rental unit. The Case Worker did not know where she could go, only that she would not fair well at a shelter and needed help to prevent the client from becoming homeless. DHCC immediately contacted one of its collaborating agencies and began working together to resolve this woman's crisis. Within 24 hours two rest homes were located, one in Danbury the other in Litchfield, that had an available bed and would make it available to her even though they had waiting lists. The client went and visited the Danbury location and moved into it on January 2, 2007.

24-10

Appendix (cont.)

In kind services received to date:

- The "ARC Angel Program" offered through the Association of Religious Communities was able to obtain the following goods for client use:
  - One bedroom set (bed frame, mattress, dresser and night stand).
  - Loveseat
  - Coffee table
  - Loveseat
  - Kitchen dinette set
  - New microwave
  - Gift certificates for food purchase.
  - Bath and kitchen towels
  - Dining plates and flatware
  - Welcome Basket with cleaning and laundry supplies.

- Mc Cue Mortgage provided a presentation at the special event held in October as well as their coordination of meeting for current enrollees in the First Time Home Ownership Program.

News-Times article on Dream Homes Community Center (see attached).

Point of Entry Data: May 2006 to January 2007 (see attached)

HMIS Report (see attached)

24-11

Point of Entry – Data May 2006 to January 2007

Total number of new clients served by the collaborative agencies: ___94_____

Race/Ethnicity

White_66_ Black_19__ Native American___ Asian_1__ Hispanic/Latino_8__
Other___

Family Information

Total Families:__20__ Female_38__ Male_11 Minors/ Parents (under 18)__5_
Total Singles:__45__ Female__24__ Male__26__ Minor (under 18)___2__

Age

0-5__12__ 6-12_8___ 13-17__6__ 18-20__1__ 21-25__5__ 26-34__16__
35-49_25____ 50-64_22__ 65+_10__

Education Level

No High School__13 Some High School__6___ High School Diploma/GED_21___
Some College/Degree__12__ Graduate School__1___ Unknown__35__

Income Information

Employed__24__ SAGA__5__ Child Support__11___
SSI__31__ SSDI__7__ Unemploy. Comp__4__
Veteran__1__ None__9__ TFA__2__ Other_6___

Housing Issues

Disaster Victim_1___ Deinstitutionalized_____ Lockout_____
Legal Eviction__15__ Out of Jail/Prison__1___ Left Voluntarily__19__
Fmly/Friend Eviction__17__ Other__36__

Contributing Factors

Substance Abuse__4____ Expenses Exceed Income__24__ Unemployed__25__
Physical Illness_18_ New to Area__5___ Divorced/Separated__12_
Family Abuse__3___ Mental Illness_9___ Other__16___

24-12

Addendum Information:

DHCC has asked the Over Flow Shelter to supply count information on number of people staying there each night. Based on this we also have a partial count of the number of homeless persons staying at the Dorothy Day Hospitality House:

Over Flow Shelter:

October	Total: 75	Average per night 9.4	# of nights open: 9
November	Total: 24	Average per night: 6	# of nights open: 4
December	Total: 235	Average per night: 7.8	# of nights open: 30
January' 07*	Total: 446	Average per night: 15.9	# of nights open: 28

- Only from Jan 1 to Jan 28

Dorothy Day Hospitality House For same days:

October	Total: 135	Average per night 15
November	Total: 60	Average per night: 15
December	Total: 450	Average per night: 15
January' 07*	Total: 420	Average per night: 15

24-13

HMIS Report
July 1, 2006 to January 15,2007

HUD Annual Progress Report (HUD-40118)
for the Danbury Continuum of Care providers that use HMIS system

Provider Group	Danbury CoC — Unduplicated ☐
Provider	-Select-
Operating Year Date Range	07/01/2006 to 01/15/2007 (mm/dd/yyyy)
Legal Adult Age	18 (as defined by foster care law in your state)

Or

-Select-

1. 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	372	2	5	2
b. Number entering program during the operating year	249	2	0	1
c. Number who left the program during the operating year	373	3	3	2
d. Number in the program on the last day of the operating year. (a+b-c=d)	248	1	2	1
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)	248			1
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?				100

5. Age and gender	Age	Male	Female	Other/Not given

24-14

Single Persons (from 2b, column 1)	a. 62 and over	2	2	0
	b. 51 - 61	26	18	2
	c. 31 - 50	115	30	1
	d. 18 - 30	34	15	2
	e. 17 and under	0	0	0
	Not given	1	0	1
Persons in Families (from 2b, columns 2 & 3)	f. 62 and over	0	0	0
	g. 51 - 61	1	1	0
	h. 31 - 50	0	0	0
	i. 18 - 30	0	0	0
	j. 13 - 17	0	0	0
	k. 6 - 12	0	0	0
	l. 1 - 5	0	0	0
	m. Under 1	0	0	0
	Not given	0	0	0

A veteran is anyone who has ever been on active military duty status	14
How many participants were chronically homeless individuals?	82
a. Hispanic or Latino	35
b. Non-Hispanic or Non-Latino	216
a. American Indian or Alaskan Native	2
b. Asian	6
c. Black or African American	49
d. Native Hawaiian or Other Pacific Islander	0
e. White	152
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	1
k. Other/Unknown (all that do not match)	34

a. Mental illness	46	14
b. Alcohol abuse	2	2
c. Drug abuse	7	2
d. HIV/AIDS or related diseases	0	0
e. Developmental disability	0	0
f. Physical disability	28	11
g. Domestic violence	5	0
h. Other (please specify)	1	1

24-15

9b. Disabled	
How many of the participants are disabled?	62

10. Prior Living Situation	All	Chronic
a. Non-housing (street, park, car, bus station, etc.)	8	2
b. Emergency shelter	173	74
c. Transitional housing for homeless persons	3	
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	14	
j. Rental housing	13	
k. Other (please specify)	40	

11. Amount and Source of Monthly Income at Entry and Exit				
Amount	A. Monthly Income at Entry		B. Monthly Income at Exit	
	All	Chronic	All	Chronic
a. No Income	372	131	371	131
b. $1-150	0	0	1	0
c. $151 - $250	1	0	1	0
d. $251 - $500	0	0	0	0
e. $501 - $1000	2	0	2	0
f. $1001 - $1500	1	0	1	0
g. $1501 - $2000	0	0	0	0
h. $2000 +	0	0	0	0
Source	C. Income Sources at Entry		D. Income Sources at Exit	
	All	Chronic	All	Chronic
a. Supplemental Security Income (SSI)	2	0	2	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)	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	0	0	0	0
i. Unemployment Benefits	1	0	1	0
j. Veteran's Health Care	0	0	0	0
k. Medicaid	0	0	0	0
l. Food Stamps	3	0	3	0
m. Other (please specify)	0	0	1	0
n. No financial resources	372	131	371	131

12a. Length of Stay in Program (Participants who left during operating year)	All	Chronic

24-16

a. Less than 1 month	23	6
b. 1 to 2 months	40	13
c. 3 - 6 months	67	18
d. 7 months - 12 months	189	78
e. 13 months - 24 months	56	16
f. 25 months - 3 years	1	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

13b. Length of Stay in Emergency Shelters (Facility-specific data not available for some clients during operating year)	All	Chronic
a. Less than 1 month	32	10
b. 1 to 2 months	111	34
c. 3 - 6 months	48	19
d. 7 months - 12 months	17	4
e. 13 months - 24 months	25	3
f. 25 months - 3 years	10	3
g. 4 years - 5 years	5	1
h. 6 years - 7 years	2	0
i. 8 years - 10 years	1	0
j. over 10 years	0	0

14. Reasons for Leaving	All	Chronic
a. Left for a housing opportunity before completing program	3	0
b. Completed program	9	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	1	0
g. Needs could not be met by project	0	0
h. Disagreement with rules/persons	1	0
i. Death	5	2
j. Other (please specify)	352	128
k. Unknown/disappeared	5	1

15. Destination		All	Chronic
PERMANENT (a - h)	a. Rental house or apartment (no subsidy)	11	1
	b. Public Housing	0	0
	c. Section 8	1	0
	d. Shelter Plus Care	0	0
	e. HOME subsidized house or apartment	0	0
	f. Other subsidized house or apartment	1	0
	g. Homeownership	0	0

24-17

	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	2	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	1	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)	19	7
UNKNOWN	r. Unknown	341	123

15. Supportive Services

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.	Homeless Shelter	BH-180.850	175	64
2.	Employment	ND	1	0
3.	Case/Care Management Referrals	PH-240.130	1	0