



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: May 29, 2007 monthly report

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 4 non-profits: Housing Authority of the City of Danbury, The Association of Religious Communities, WeCAHR 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 & WeCAHR.

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 Patricia Tomka 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 (full-time): Karl Myers

Housing Advocate for Persons with Disabilities (part-time): Jeanne Braude-Magi

I. Operations

- No new information in this area.

II. Outreach & Education

- DHCC has been invited to appear on a cable access channel show to discuss the programs offered and work done to date. No date has been set at this time.
- DHCC has been invited to discuss the First Time Homeownership Program at a local gathering of social service providers on Friday June 22.

A) Regional Introductions

- No new information in this area.

B) Community Involvement

- On Wednesday May 16, 2007 the Program Director along with Jean Bowen of People 1st of CT did a presentation to the housing staff at Ability Beyond Disability on the first time homeownership program.

III. Point of Entry

A) Homeless Management Information System (HMIS)

- The Program Director of DHCC has been trained as the System Administrator of HMIS for the Danbury CoC on May 2-4. Based on this training DHCC has set several potential goals so that HMIS can be used fully and satisfy the needs of the Ten Year Plan:
 - DHCC to become more familiar with the System Administrator function. Concentrating on the reporting capabilities of the system.
 - DHCC to obtain signed Access Level Agreement forms from all HMIS agencies within the Danbury CoC and send to The CT Coalition to End Homelessness. Completion date May 31.
 - DHCC to host a workshop for all current HMIS system users to review the use of the Needs and Referral sections of the HMIS system or to approach agencies on a one-on-one basis. Date TBD.
 - DHCC to host a workshop on Data Sharing with the goal to have all agencies sign a Data Sharing Agreement to open all information within the Danbury CoC. Date TBD.
 - DHCC to begin on site audits of HMIS agencies to ensure accurate entry and that system use compliance standards are being met. (TBICO has volunteered to help in this area).
 - DHCC to host workshop for social service agencies that do not use HMIS to show the system benefits to obtain support and eventual use of the system. Date TBD.

- The third goal of hosting a workshop on the Needs and Referral portion of HMIS is an important topic of discussion. This is the portion of the system that will allow the Point of Entry to track a homeless person/family from agency to agency, see what services they are receiving and which services are not being met so that gaps can be identified. Currently this section is either not used or not properly being used by the current HMIS agencies.

B) Point of Entry

- The Program Director of DHCC met with the Chairs of the new Housing Partnership. A request has been made that DHCC continue to supply its monthly report to both the Common Council and the Housing Partnership for the next two months verses just to the Housing Partnership. This request was made to allow for a transitional period and then the monthly DHCC reports will go directly to the Housing Partnership only.
- **Point of Entry Referrals:**
 - 1 new client- homeless family
 - Veterans Administration -1

HUD Annual Progress Report (HUD-40118)
April 16,2007 – May 15,2007

Report Options:

Provider Group Unduplicated

Provider

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

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

Or

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>322</u>	<u>11</u>	<u>9</u>	<u>7</u>
b. Number entering program during the operating year.	<u>19</u>	<u>3</u>	<u>0</u>	<u>1</u>
c. Number who left the program during the operating year.	<u>0</u>	<u>5</u>	<u>0</u>	<u>2</u>
d. Number in the program on the last day of the operating year. (a+b-c=d)	<u>341</u>	<u>9</u>	<u>9</u>	<u>6</u>
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)	<u>341</u>			<u>6</u>
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>81</u>
5. Age and gender.	Age	Male	Female	Other/Not given
Single Persons (from 2b, column 1)	a. 62 and over	<u>0</u>	<u>0</u>	<u>0</u>
	b. 51 - 61	<u>1</u>	<u>1</u>	<u>0</u>
	c. 31 - 50	<u>5</u>	<u>4</u>	<u>0</u>
	d. 18 - 30	<u>3</u>	<u>3</u>	<u>0</u>
	e. 17 and under	<u>0</u>	<u>1</u>	<u>0</u>
	Not given	<u>0</u>	<u>1</u>	<u>0</u>
Persons in Families (from 2b, columns 2 & 3)	f. 62 and over	<u>0</u>	<u>0</u>	<u>0</u>
	g. 51 - 61	<u>0</u>	<u>0</u>	<u>0</u>
	h. 31 - 50	<u>0</u>	<u>0</u>	<u>0</u>
	i. 18 - 30	<u>0</u>	<u>0</u>	<u>0</u>
	j. 13 - 17	<u>0</u>	<u>0</u>	<u>0</u>
	k. 6 - 12	<u>0</u>	<u>0</u>	<u>0</u>
	l. 1 - 5	<u>0</u>	<u>0</u>	<u>0</u>

	m. Under 1	0	0	0
	Not given	<u>1</u>	<u>2</u>	0
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?				<u>3</u>
7. Ethnicity.				
a. Hispanic or Latino				<u>3</u>
b. Non-Hispanic or Non-Latino				<u>19</u>
8. Race.				
a. American Indian or Alaskan Native				0
b. Asian				<u>1</u>
c. Black or African American				<u>2</u>
d. Native Hawaiian or Other Pacific Islander				0
e. White				<u>12</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)				<u>7</u>
9a. Special Needs.				
		All	Chronic	
a. Mental illness		<u>2</u>	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		<u>1</u>	0	
g. Domestic violence		0	0	
h. Other (please specify)		0	0	
9b. Disabled.				
How many of the participants are disabled?				<u>3</u>
10. Prior Living Situation.				

	All	Chronic
a. Non-housing (street, park, car, bus station, etc.)	<u>1</u>	0
b. Emergency shelter	<u>2</u>	0
c. Transitional housing for homeless persons	0	
d. Psychiatric facility	0	
e. Substance abuse treatment facility	<u>1</u>	
f. Hospital	0	
g. Jail/prison	<u>2</u>	
h. Domestic violence situation	0	
i. Living with relatives/friends	<u>7</u>	
j. Rental housing	<u>3</u>	
k. Other (please specify)	<u>6</u>	

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	<u>5</u>	0	<u>5</u>	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	0	0	0	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)	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)	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	0	0	0	0
j. Veteran's Health Care	0	0	0	0
k. Medicaid	0	0	0	0
l. Food Stamps	0	0	0	0
m. Other (please specify)	0	0	0	0
n. No financial resources	<u>5</u>	0	<u>5</u>	0

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

	All	Chronic
a. Less than 1 month	<u>4</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	<u>1</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

12b. Length of Stay in Program. (Participants who did not leave during operating year)

	All	Chronic
a. Less than 1 month	<u>18</u>	<u>3</u>
b. 1 to 2 months	<u>71</u>	<u>13</u>
c. 3 - 6 months	<u>169</u>	<u>49</u>
d. 7 months - 12 months	<u>53</u>	<u>18</u>
e. 13 months - 24 months	<u>23</u>	<u>4</u>
f. 25 months - 3 years	<u>10</u>	<u>1</u>
g. 4 years - 5 years	<u>3</u>	<u>2</u>
h. 6 years - 7 years	<u>2</u>	0
i. 8 years - 10 years	<u>1</u>	0
j. over 10 years	0	0

13. Reasons for Leaving.

All	Chronic
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a. Left for a housing opportunity before completing program	0	0
b. Completed program	0	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	0	0
h. Disagreement with rules/persons	0	0
i. Death	0	0
j. Other (please specify)	0	0
k. Unknown/disappeared	<u>5</u>	0

14. Destination.

		All	Chronic
PERMANENT (a - h)	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
	TRANSITIONAL (i - j)	i. Transitional housing for homeless persons	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	0	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	<u>5</u>	0

15. Supportive Services.

No supportive services found.

- **Zip Code Information Report:**

<u>Zip Code</u>	<u>City</u>	<u>State</u>	<u>Number of Persons</u>	<u>Zip Code</u>	<u>City</u>	<u>State</u>	<u>Number of Persons</u>
16101	New Castle	PA	1	06351	Jewet City	CT	1
10026	NYC	NY	1	06450	Meridan	CT	2
10509	Brewster	NY	1	06488	Southbury	CT	3
10541	Mahopac	NY	1	06512	New Haven	CT	1
18201	Hazleton	PA	1	06702	Waterbury	CT	5
28401	Cape Fear	NC	1	06704	Waterbury	CT	3
30165	Rome	GA	1	06776	New Milford	CT	2
31401	Savannah	GA	1	06784	Sherman	CT	1
78403	Corpus Christi	TX	1	06482	Sandy Hook	CT	1
07306	Jersey City	NJ	1	06801	Bethel	CT	2
01060	Northampton	Ma	1	06810/06811	Danbury	CT	30
06069	Sharon	CT	1	06854	Norwalk	CT	2
06118	East Hartford	CT	1	06902	Stamford	CT	1

HMIS Data Analysis

Total clients entered into HMIS by <i>all</i> Danbury CoC agencies:	1354
Identified as Chronically Homeless:	403
Identified as Military Veteran:	66
Pregnant:	55
Unemployed at time of entry:	750
Homelessness Primary Reason:	

Unemployed	178	Domestic Violence Victim	10
Substance Abuse	116	Loss of Job	8
Family Breakup	114	Criminal Activity	7
Out of Jail/Prison	118	New to Area	6
Legal Eviction	52	Family Abuse	5
Family Friend Eviction	46	Health/Safety	6
Left Voluntarily	38	Underemployment/Low Income	4
Mental Health	35	Physical Illness	4
Lack of Income	23	Disaster Victim	2
Mental Illness	20	Loss of Transportation	2
Expenses Exceed Income	20	Mortgage Foreclosure	2
Release from Institution	16	Substandard Housing	2
Medical Condition	12	Loss of Child Care	1
Divorced/Separated	12	No Reason Entered	486

No Affordable Housing

9

Total

1354

Danbury Over Flow Shelter Figures- Closed until October

<u>Month</u>	<u>Count</u>	<u>Male</u>	<u>Female</u>	<u>Nights Open</u>	<u>Average</u>
October	75	62	13	9	9.4
November	24	23	1	4	6
December	235	213	23	30	7.8
January	507	405	102	31	16.4
February	442	336	106	28	15.8
March	435	350	85	31	14
YTD	1718	1389	330	133	12.9

Note: The Overflow shelter is now closed until Fall 2007.

New Milford Emergency Transitional Shelter: Closed until November

<u>Month</u>	<u>Count</u>	<u>Male</u>	<u>Female</u>	<u>Nights Open</u>	<u>Average</u>
November	30	30	0	25	1.2
December	52	51	1	31	1.7
January	116	95	21	31	3.7
February	136	115	21	28	4.9
March	95	95	0	30	3.2
April	12	12	0	7	1.7
YTD	441	398	43	152	

Dream Homes Community Center Collaborative - Preventing Homelessness
(We CAHR and The Housing Authority of the City of Danbury Only)

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

Race/Ethnicity

White_4_ Black_1_ Native American___ Asian___ Hispanic/Latino_3_
Other_2_

Family Information

Total Families: _3_ Female_3_ Male_2_ Minors/ Parents (under 18)_4_
Total Singles: _6_ Female_3_ Male_3_ Minor (under 18)___

Age

0-5_1_ 6-12_3_ 13-17_6_ 18-20_2_ 21-25___ 26-34___
35-49_3_ 50-64_5_ 65+_1_

Education Level

No High School___ Some High School_7_ High School Diploma/GED___
Some College/Degree_1_ Graduate School_1_ Unknown___

Income Information

Employed_4_ SAGA___ Child Support___
SSI_4_ SSDI_2_ Unemploy. Comp___
Veteran___ None_1_ TFA___ Other___

Housing Issues

Disaster Victim___ Deinstitutionalized___ Lockout___
Legal Eviction_3_ Out of Jail/Prison___ Left Voluntarily_1_
Fmly/Friend Eviction_1_ Other_4_

Contributing Factors

Substance Abuse___ Expenses Exceed Income_8_ Unemployed_2_
Physical Illness_1_ New to Area_1_ Divorced/Separated_1_
Family Abuse___ Mental Illness_1_ Other___

III. First Time Home Ownership/Housing

- We have set a date of July 1 for our first client to close on a unit at the Renaissance. This client will have a first mortgage through CHFA, a second mortgage with Mc Cue mortgage and a Housing Voucher that will cover the first mortgage, the real estate taxes and monthly common charges leaving the client only the second mortgage and utility expenses to pay.
- DHCC has applied for a grant for down payment and closing cost assistance. If received this grant will be used to aid clients interested in the Renaissance and home ownership in general.
- DHCC is also investigating the possibility of applying for "Gap Financing" assistance through the Department of Economic and Community Development (DECD). If approved these monies will be used to aid clients whose mortgage approval amount is less than the Renaissance unit is selling for.