



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: June 26, 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 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 (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 along with representatives from the Housing Authority have been invited to discuss the First Time Homeownership Program at a local gathering of social service providers and their clients on Friday June 22 at the GDMHA.

A) Regional Introductions

- The Town of Ridgefield voted on participating in DHCC and the Point of Entry.
- Discussions have taken place with the Town of New Milford to have their information gathered and entered into HMIS. It is the goal to have everything in place to begin on July 1, 2007, we are just waiting for the Mayor to sign the necessary paperwork.

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.
- Pat Tomka, Executive Director of We CAHR, did a presentation to 15 staff members of Family and Children's Aid on DHCC and its home ownership program.

III. Point of Entry

A) Homeless Management Information System (HMIS)

- a. On Thursday June 21 the Program Director of DHCC participated in a meeting with all the other CoC System Administrators to discuss HMIS and its continued implementation.
 - i. Discussed data entry issues primarily around the Universal Data Elements that HUD requires to be entered for each client (Name, Social Security Number, DOB, Last Zip Code, Gender, Ethnicity, Veteran, Disability, Current Living Situation).
 - ii. Also discussed that HMIS will soon be able to import data from the Shelter Plus Care System. DPAS is currently being worked on.
 - iii. DHCC introduced the Danbury CoC Universal Intake Form to the group. No other CoC in Connecticut is using one and there was interest on how our efforts progress.
- b. The Program Director of DHCC has had several meetings with the Director of Welfare over data entry and a process to capture through HMIS the

services/needs of the clients that stay at the City Shelter to improve the reporting of information to the Common Council and Housing Partnership. An example of the type of report and information that will be tracked is below:

Need Type	Total	Pending	Fully Met	Partially Met	Unmet	Null
Food Vouchers (BD-180.225)	3	0	1	0	0	2
Emergency Shelter (BH-180)	5	0	1	1	3	0
Housing Counseling (BH-370)	4	0	0	0	0	4
Rental Deposit Assistance (BH-380.725)	10	0	0	0	4	6
Home Rental Listings (BH-390.305)	3	0	0	0	0	3
Low Income/Subsidized Rental Housing (BH-700.460)	3	0	0	0	0	3
Single Room Occupancy Housing (BH-700.460-80)	1	0	0	0	0	1
Housing Authorities (BH-830.300)	2	0	0	0	1	1
Credit Counseling (DD-500.150)	1	0	0	0	0	1
General Legal Aid (FT-320)	1	0	0	0	0	1
General Medical Care (LE)	1	0	1	0	0	0
General Physical Examinations (LF-530)	3	0	3	0	0	0
Employment (ND)	3	0	0	0	3	0
Job Finding Assistance (ND-350)	1	0	0	0	0	1
Medical Public Assistance Programs (NL-500)	1	0	1	0	0	0
Child Care Provider Referrals (PH-240.150)	3	0	0	0	3	0
Total (16 Need Types)	45	0	7	1	14	23

Note: this is just for Dream Home Clients for date range of 5/16 to 6/15/2007.

B) Point of Entry

- The Danbury CoC in its June 19th meeting discussed the “Universal Intake Form” that was put forth by the Point of Entry/DHCC for their review and recommendations.
- Mayor Boughton and the Director of Welfare met with representatives of Dorothy Day Hospitality House. One result of this meeting is that Dorothy Day wants to meet with the Director of Welfare and the Program Director of DHCC to discuss the HMIS system and how to improve working with the Point of Entry.
- **Point of Entry Referrals:**
 - 6 single adults, 2 families (4 adults, 2 children)
 - Veterans Administration –1
 - CT Department of Social Services- 3

- CT Legal Aid- 1
- Credit Counseling- 1
- Department of Labor- 3
- City Shelter – 1
- Key Rings – 1

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

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>343</u>	<u>11</u>	<u>9</u>	7
b. Number entering program during the operating year.	<u>24</u>	<u>4</u>	<u>2</u>	2
c. Number who left the program during the operating year.	<u>2</u>	0	0	0
d. Number in the program on the last day of the operating year. (a+b-c=d)	365	15	11	9
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)	365			9
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>82</u>
5. Age and gender.	Age	Male	Female	Other/Not given
Single Persons (from 2b, column 1)	a. 62 and over	0	0	0
	b. 51 - 61	<u>4</u>	<u>1</u>	0
	c. 31 - 50	<u>9</u>	<u>4</u>	0
	d. 18 - 30	<u>2</u>	<u>3</u>	0
	e. 17 and under	0	0	0
	Not given	0	0	1

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>1</u>	0
	i. 18 - 30	<u>1</u>	<u>1</u>	0
	j. 13 - 17	0	0	0
	k. 6 - 12	0	<u>1</u>	0
	l. 1 - 5	0	0	0
	m. Under 1	<u>1</u>	0	0
	Not given	<u>1</u>	0	0
6a. Veterans Status.				
A veteran is anyone who has ever been on active military duty status.				<u>2</u>
6b. Chronically Homeless.				
How many participants were chronically homeless individuals?				<u>4</u>
7. Ethnicity.				
a. Hispanic or Latino				<u>2</u>
b. Non-Hispanic or Non-Latino				<u>26</u>
8. Race.				
a. American Indian or Alaskan Native				0
b. Asian				0
c. Black or African American				<u>4</u>
d. Native Hawaiian or Other Pacific Islander				0
e. White				<u>17</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>2</u>
k. Other/Unknown (all that do not match)				<u>5</u>
9a. Special Needs.				
		All	Chronic	
a. Mental illness		<u>10</u>	<u>1</u>	
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>5</u>	0
g. Domestic violence	0	0
h. Other (please specify)	<u>2</u>	0

9b. Disabled.

How many of the participants are disabled? 13

10. Prior Living Situation.

	All	Chronic
a. Non-housing (street, park, car, bus station, etc.)	<u>2</u>	0
b. Emergency shelter	<u>6</u>	0
c. Transitional housing for homeless persons	0	
d. Psychiatric facility	<u>1</u>	
e. Substance abuse treatment facility	0	
f. Hospital	<u>1</u>	
g. Jail/prison	<u>1</u>	
h. Domestic violence situation	0	
i. Living with relatives/friends	<u>10</u>	
j. Rental housing	<u>2</u>	
k. Other (please specify)	<u>5</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>2</u>	<u>1</u>	<u>1</u>	<u>1</u>
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	<u>1</u>	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	<u>1</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	0	0	0	0
m. Other (please specify)	0	0	0	0
n. No financial resources	<u>2</u>	<u>1</u>	<u>1</u>	<u>1</u>
12a. Length of Stay in Program. (Participants who left during operating year)				
		All	Chronic	
a. Less than 1 month		0	0	
b. 1 to 2 months		0	0	
c. 3 - 6 months		<u>1</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		<u>1</u>	<u>1</u>	
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>28</u>	<u>4</u>	
b. 1 to 2 months		<u>61</u>	<u>12</u>	
c. 3 - 6 months		<u>129</u>	<u>32</u>	
d. 7 months - 12 months		<u>121</u>	<u>40</u>	
e. 13 months - 24 months		26	4	

f. 25 months - 3 years	<u>10</u>	<u>1</u>
g. 4 years - 5 years	<u>2</u>	<u>1</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
a. Left for a housing opportunity before completing program	0	0
b. Completed program	<u>1</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	0	0
h. Disagreement with rules/persons	0	0
i. Death	0	0
j. Other (please specify)	0	0
k. Unknown/disappeared	<u>1</u>	<u>1</u>

14. Destination.

		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	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>1</u>	<u>1</u>
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>
10026	NYC	NY	1	06477	Orange	CT	
10509	Brewster	NY	1	06482	Sandy Hook	CT	
10541	Mahopac	NY	1	06488	Southbury	CT	
16101	New Castle	PA	1	06512	New Haven	CT	
18201	Hazleton	PA	1	06702	Waterbury	CT	
28401	Cape Fear	NC	1	06704	Waterbury	CT	
30165	Rome	GA	1	06776	New Milford	CT	
31401	Savannah	GA	1	06784	Sherman	CT	
78403	Corpus Christi	TX	1	06801	Bethel	CT	
01060	Northampton	Ma	1	06804	Brookfield	CT	
06069	Sharon	CT	1	06810/06811	Danbury	CT	
06118	East Hartford	CT	1	06854	Norwalk	CT	
06340	Groton	CT	1	06902	Stamford	CT	
06351	Jewet City	CT	1	07306	Jersey City	NJ	
06450	Meridan	CT	2	24501	Lynchburg	VA	
06470	Newtown	CT	1	24572	Madison Hieghts	VA	
				93309	Bakersfield	CA	

HMIS Data Analysis

Total clients entered into HMIS by **all** Danbury CoC agencies: 1390
 Identified as Chronically Homeless: 408
 Identified as Military Veteran: 69
 Pregnant: 65
 Unemployed at time of entry: 785
 Homelessness Primary Reason:

Unemployed	188	Domestic Violence Victim	10
Substance Abuse	116	Loss of Job	10

Family Breakup	116	Criminal Activity	7
Out of Jail/Prison	119	New to Area	7
Legal Eviction	55	Family Abuse	5
Family Friend Eviction	47	Health/Safety	6
Left Voluntarily	39	Underemployment/Low Income	4
Mental Health	36	Physical Illness	4
Lack of Income	23	Disaster Victim	2
Mental Illness	22	Loss of Transportation	2
Expenses Exceed Income	20	Mortgage Foreclosure	6
Release from Institution	17	Substandard Housing	2
Medical Condition	13	Loss of Child Care	1
Divorced/Separated	13	No Reason Entered	489
No Affordable Housing	11	Total	1390

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:** 10

Race/Ethnicity

White 8 Black Native American Asian Hispanic/Latino 1 Other 1

Family Information

Total Families: Female Male Minors/ Parents (under 18)
Total Singles: 10 Female 4 Male 6 Minor (under 18)

Age

0-5 6-12 13-17 18-20 21-25 1 26-34
35-49 3 50-64 4 65+ 2

Education Level

No High School Some High School 1 High School Diploma/GED 2
Some College/Degree Graduate School Unknown 7

Income Information

Employed 2 SAGA 1 Child Support
SSI 6 SSDI 2 Unemploy. Comp
Veteran None TFA Other

Housing Issues

Disaster Victim Deinstitutionalized Lockout
Legal Eviction Out of Jail/Prison Left Voluntarily 1
Fmly/Friend Eviction Other 12

Contributing Factors

Substance Abuse Expenses Exceed Income 8 Unemployed
Physical Illness 1 New to Area 1 Divorced/Separated
Family Abuse Mental Illness Other 1

III. First Time Home Ownership/Housing

- We have set a date of June 29 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 investigated the possibility of applying for “Gap Financing” assistance through the Department of Economic and Community Development (DECD). As a result of our inquiries we informed the developers of two opportunities that they might want to pursue that could, if received, could lower the selling price of the units that have not yet been built or aid them in other potential projects.