

**Annual Report  
for the  
RENTAL ASSISTANCE PAYMENT PROGRAM  
And  
SECTION 8 HOUSING CHOICE VOUCHER PROGRAM  
January 1, 2019**



*OUR MISSION.....A Connecticut where affordable housing, in strong, vibrant and inclusive communities, is accessible to individuals and families across the state and homelessness is a thing of the past.*

Pursuant to C.G.S.A. § 8-37rrr, the Department of Housing has the responsibility for administering the Rental Assistance Program (RAP) and the Housing Choice Voucher Section 8 Program (HCV). The requirements for this report are as follows:

Not later than January 1, 2014, and annually thereafter, the Commissioner of Housing, in consultation with the Commissioners of Social Services, Children and Families, Mental Health and Addiction Services and Developmental Services, shall submit a report, in accordance with the requirements of section 11-4a, on the number of departmental clients and the number who have been recipients of rental assistance certificates to the joint standing committees of the General Assembly having cognizance of matters relating to appropriations, housing, human services and public health. Such report shall detail the utilization of the rental assistance vouchers issued pursuant to sections 8-345 to 8-346a, inclusive, and establish targets to ensure that rental assistance program resources are allocated in accordance with legislative intent.

The following pages of this report will break out the RAP program and the HCV program with descriptions of the subsidy categories and the numbers served in each during state fiscal year 2018.

# **Department of Housing Rental Assistance Programs**

## **Connecticut Section 8 Housing Choice Voucher Program**

The Housing Choice Voucher Program (HCV) is the federal government's largest program for assisting very low income families to afford decent, safe and sanitary housing in the private market. The U.S. Department of Housing and Urban Development (HUD) contracts with Public Housing Authorities (PHA) to administer the program. The State Department of Housing (DOH) is one of 40 PHA's in Connecticut that administers the HCV program and the only PHA that is allowed to administer the program throughout the entire State of Connecticut. The Department of Housing funds four categories of HCV Housing Choice Voucher Tenant Based Rental Assistance Program, Family Unification Program, Veteran's Affairs Supportive Housing and Project Based Vouchers.

### **Housing Choice Voucher Tenant Based Rental Assistance Program**

The Housing Choice Voucher (HCV) Tenant Based Rental Assistance Program provides a portable rental assistance subsidy, which allows a tenant to move from one rental unit to another provided the unit meets program requirements. Participants that are issued a housing voucher are responsible for finding a suitable housing unit of the participant's choice where the owner agrees to rent under the program regulations. Participants are able to select their own housing, including apartments, townhouses, and single-family homes. Rental units must meet minimum standards of quality and safety as established by HUD. Participants pay 30% of their adjusted gross income toward the rent and the DOH Housing Choice Voucher rental subsidy pays the remainder of the contract rent directly to the landlord.

### **Family Unification Program (FUP)**

The Family Unification Program (FUP) is a partnership between DOH and the Department of Children and Families (DCF) that provides a Housing Choice Voucher from DOH and a comprehensive array of services from DCF to individuals and families involved in the child welfare system. HUD defines eligible participants as families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child or children in out-of-home care, or in the delay of discharge of a child or children to the family from out-of-home care or as a young adult aged 18-21 who left foster care after the age of 16 and lacks adequate housing. DCF refers eligible participants to DOH for a Housing Choice Voucher and DCF provides intensive services to ensure the participants maintain stability in housing. Examples of services provided by DCF include money management skills, job preparation, educational counseling, proper nutrition and meal preparation.

## **Veteran's Affairs Supportive Housing (VASH)**

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). The VA provides these services for participating Veterans at the VA Medical Centers located in West Haven and Newington as well as in community-based outreach clinics located throughout the state. The HUD-VASH program is the prominent housing program aimed at ending veterans homelessness in Connecticut and nationally.

## **Project Based Vouchers**

In contrast to a tenant based rental subsidy, in which a tenant can move from one eligible unit to another, the project based voucher program has the rental subsidy connected to a specific unit in a property. Under the project based voucher program, the owner of a property reserves some or all of the units in a building for low-income tenants, and in return the program guarantees to make up the difference between the tenant's portion of the rent, defined as 30% of the participant's adjusted gross income, and the contract rent. A tenant who leaves a subsidized project will lose access to the project-based subsidy. To continue to receive rental assistance, these individuals either have to obtain a tenant-based voucher, or wait for another project based voucher unit to become vacant and available.

The chart below identifies individuals served in each program by month in state fiscal year 2018.

Section 8 Leased SFY18					
	HCV	FUP	VASH	Project Based	Total
Jul-17	7104	300	195	59	7658
Aug-17	7077	300	195	60	7632
Sep-17	7045	300	197	61	7603
Oct-17	7004	300	193	61	7558
Nov-17	6965	300	195	61	7521
Dec-17	6943	300	199	61	7503
Jan-18	6915	300	201	60	7476
Feb-18	6912	300	199	60	7471
Mar-18	6908	300	204	60	7472
Apr-18	6913	300	203	60	7476
May-18	7049	300	205	60	7614
Jun-18	7090	300	205	59	7654

The chart below identifies new households enrolled in each program by month in state fiscal year 2018

Section 8 Issued SFY18					
	HCV	FUP	VASH	Project Based	Total
Jul-17	2	0	1	0	3
Aug-17	4	0	4	1	9
Sep-17	4	0	3	1	8
Oct-17	3	0	1	0	4
Nov-17	4	0	4	0	8
Dec-17	5	0	4	0	9
Jan-18	12	0	3	0	15
Feb-18	26	0	4	0	30
Mar-18	42	0	1	0	43
Apr-18	29	0	2	1	32
May-18	32	0	6	1	39
Jun-18	36	0	2	0	38
Totals	199	0	35	4	138

### **Connecticut Rental Assistance Programs (RAP)**

The State of Connecticut Department of Housing Rental Assistance Program (RAP) is the primary state-supported program for assisting very-low-income families to afford decent, safe, and sanitary housing in the private market. Much like the federal Housing Choice Voucher program, RAP provides a portable rental assistance subsidy, which allows a tenant to move from one rental unit to another provided the unit meets program requirements. Participants that are issued a housing voucher are responsible for finding a suitable housing unit of the participant's choice where the owner agrees to rent under the program. Participants are able to select their own housing, including apartments, townhouses, and single-family homes. Rental units must meet minimum standards of quality and safety as defined by the State of Connecticut, which has adopted the federal Housing Quality Standards (HQS) as established by the U.S. Department of Housing and Urban Development (HUD). Participants pay 40% of their adjusted gross income (or 30% of adjusted gross income if the participant is elderly or disabled) toward the rent and the

DOH rental subsidy (RAP) pays the remainder of the contract rent directly to the landlord. Currently over 6000 households utilize RAP certificates throughout the state.

DOH adheres to the 2018 State of Connecticut Administrative Plan for the Rental Assistance Program. The administrative plan is mandated by State Regulations, Section 17b-812 and is updated annually by the DOH.

The State of Connecticut realizes that finding affordable housing for clients of other state agencies is important to their success. Without affordable housing, clients of the Departments of Children and Families, Developmental Disabilities, Mental Health and Addiction Services and Social Services may be placed in inappropriate higher cost living situations that do not benefit the clients or the state. As a result, the State of Connecticut has created nine specialized housing programs that utilize Rental Assistance Program certificates and are managed by DOH. DOH accounts for each type of RAP separately and allocates funding in accordance with legislative mandate. The partnerships and programs are listed below.

## **Department of Housing and Department of Children and Families Housing Collaborative**

### **Family Reunification Program**

The Family Reunification Program (FUP) builds off the success of the federally funded FUP program described in the previous section of this report. FUP is a collaboration between the DOH and the Department of Children and Families (DCF) designed to reduce the number of children in foster care by providing affordable housing through a rental subsidy and the necessary support services, including intensive case management and behavioral health services, to vulnerable and homeless families. The program serves families with mental health, substance abuse, domestic violence and other treatment needs. The DOH provides housing certificates through RAP to many of the families. The program currently serves more than 400 families annually and is credited with helping to reunify families whose children are in state care and to prevent the removal of children in circumstances where stable housing is a barrier.

In addition, the legislature allocated funding directly to the DCF to create an additional 450 units for the FUP for fiscal year 17. DCF in turn entered into a MOA with DOH to administer the RAPs for the program. During fiscal year 18, eligible tenants began to enroll into the program, and to date more than 800 families have been assisted with this new funding.

**Department of Housing and Department of Developmental Disabilities**  
**Housing Collaborative**

In State Fiscal Year 2014, The Department of Developmental Disabilities (DDS) received 15 RAP certificates for use in covering the rental costs associated with transitioning individuals from 24 hour privately operated group homes to community based living settings. DDS currently supports over 1300 individuals in apartment-type settings throughout the state. Typically DDS has funded rental costs for individuals (in excess of their contribution) through a rental subsidy program managed internally. Starting in 2013 DDS has had the opportunity to utilize the RAP as a new resource as an alternative to prior practices.

DDS is committed to serving individuals in the least restrictive and most inclusive settings and believes it is their mission to support lifelong planning to assist individuals to be valued members of their communities. Common support services that individuals utilize to gain and maintain skills necessary to live independently include Individualized Home Supports (formerly Supported Living), Health Care Coordination, and Behavioral Management Supports, as well as additional support services. The residential support services provided to an individual in a community-based housing setting assist with the acquisition, improvement and /or retention of skills and provide necessary support to achieve personal outcomes that enhance an individual's ability to live in their community as specified in their Individual Plan. DDS has secured a Medicaid Waiver from the Centers of Medicare and Medicaid that will allow DDS to bill Medicaid for the services provided to these individuals.

**Department of Housing and Department of Mental Health and Addiction**  
**Services Housing Collaborative**

**Permanent Supportive Housing Initiative (PSHI)**

The Permanent Supportive Housing Initiative is a collaborative effort between DOH and the Department of Mental Health and Addiction Services (DMHAS) to foster the development of long-term solutions to the housing and service needs of families and individuals, coping with psychiatric disabilities and/or chemical dependency that are facing homelessness. Preventing homelessness among this population is key and is achieved through the leasing of existing scattered site housing and the development of new housing units, both of which are subsidized with RAP certificates.

The goal of the PSHI is the creation of affordable housing units within Connecticut that link individuals and families with targeted employment, housing based case management and support services. DMHAS funds community-based providers to work with eligible individuals to ensure that the formerly homeless individuals have the necessary skills to maintain housing stability.

The PSHI has provided over 1000 dwelling units in the leasing of scattered site apartments and has created over 1100 dwelling units through the development of housing.

### **Department of Mental Health and Addiction Service Rental Assistance Program (DRAP)**

In 2011, DMHAS created its own rental assistance program from existing state funding to assist clients in obtaining supportive housing. Specifically, 60 rental assistance certificates were allocated to the DMHAS forensics unit to allow individuals in the criminal justice system with a mental health diagnosis and who would be homeless upon release from prison live independently in the community. The rental subsidy provided the client with affordable housing and the DMHAS forensics unit provided the necessary clinical care and housing based case management services to allow these clients to successfully re-enter the community. An additional 50 rental assistance certificates were allocated to the Enhancing Housing Opportunities Program, which allowed tenants living in supportive housing that had achieved stability, to move into housing with less support services. With this transition open units in the supportive housing programs are able to assist new homeless individuals. These 110 rental certificates were transferred to DOH with its creation in 2013.

### **Connecticut Collaborative on Re-entry (formerly FUSE)**

The Connecticut Collaborative on Re-entry (CCR) Program is a permanent supportive housing program that identifies and assists individuals who cycle through the homeless service and corrections systems in the state's largest urban centers—Bridgeport, Hartford, New Haven, New London/Norwich and Waterbury. The Connecticut Department of Correction (DOC) and Judicial Branch's Court Support Services Division (CSSD), in partnership with DMHAS, DOH, the Corporation for Supportive Housing (CSH), and the Connecticut Coalition to End Homelessness (CCEH), provide technical assistance, staff support and financial assistance, including support services funding from DMHAS and RAP certificates from DOH, for this project. The DMHAS services funding provide the staffing capacity needed to ensure timely and effective case management as the newly-housed tenants stabilize and establish ties to treatment and other community resources. The case management services provide much-needed outreach and engagement services to facilitate the successful transition from the shelters and/or jails/prisons to community living. In addition, given the critical role of income and employment for recovery and quality of life, a particular focus of this program is on the employment/income outcomes for all participants.

## **Department of Housing and Department of Social Services Housing Collaborative**

### **Money Follows the Person (MFP)**

Money Follows the Person (MFP) is a Federal Demonstration program funded by the Centers for Medicare and Medicaid Services designed to help states rebalance their long-term care systems by assisting individuals to transition from living in institutional settings to community living.



The program provides service funding for elderly and disabled individuals, including those with mental health disorders or developmental disabilities to live independently in the community. To be eligible a person must (1) have been institutionalized for at least six months and (2) meet Medicaid eligibility criteria. In addition, it cannot cost more to care for the person in the community than in an institution. The appropriate state agency (Department of Developmental Disabilities for individuals with developmental disabilities, Department of Mental Health and Addiction Services for individuals with mental health disorders and Department of Social Services for the elderly) has case workers that assess the service needs and develop a care plan for the individual, as well as assist the individual with locating housing and services in the community. DOH provides a RAP certificate to the eligible participant to ensure that the individual has access to affordable, safe, decent and sanitary housing. Currently, DOH provides over 1300 RAP certificates to MFP eligible individuals and it is expected that this number will continue to rise in the coming years.

### **Social Innovation Fund**

The Social Innovation Fund (SIF), a program of the Corporation for National and Community Service (CNCS), combines public and private resources to grow promising community-based solutions that have evidence of results in any of three priority areas: economic opportunity, healthy futures, and youth development. AIDS CT (ACT), in collaboration with the Partnership for Strong Communities has been awarded a SIF grant to fund innovative solutions that link supportive housing and healthcare. The funded project, *Connecticut Integrated Healthcare & Housing Neighborhoods*, is one of four pilot programs selected to participate in a national effort to demonstrate that the integration of housing, care management and health services is effective in improving health outcomes for the vulnerable men and women caught in a revolving door of hospitals, emergency rooms, detox and other crisis health services.

*Connecticut Integrated Healthcare & Housing Neighborhoods* will house and provide patient-centered health care to 160 individuals in an effort to integrate housing, care management and health care to the improve health of individuals while lowering public costs. Housing will be supported by DOH RAP certificates and will be located in the Bridgeport, Hartford, New Haven and New London metropolitan areas. This multi-year pilot is a healthy- home outreach model using assertive outreach and care coordination to link high-cost, high-need clients with primary care, behavioral healthcare and supportive/affordable housing. The overall project aims to identify and target Medicaid-enrolled high users of health services who are homeless or at risk of homelessness and who have chronic medical conditions, including serious mental illness, substance abuse disorders or other chronic medical conditions.

## **Department of Housing Initiatives**

### **RAP VASH Program**

The Department of Housing expanded upon the federal VASH program described above to provide additional supportive housing resources to homeless veterans. The Department administered 100

RAP VASH vouchers in fiscal year 2016, and when combined with the federal VASH resources and other supportive housing resources Connecticut became the first state to end chronic veteran homelessness and the second state to end all veteran homelessness during fiscal year 16.

**State Sponsored Housing Portfolio RAP (SRAP)**

Through the State Sponsored Housing Portfolio (SSHP), DOH is allocating project based RAP resources to ensure that the SSHP has adequate funding to provide affordable housing to Connecticut households. The SRAP certificate guarantees affordability to the household residing in the property and as well as providing the property enough income to maintain quality standards.

The chart below identifies individuals served in each program by month in state fiscal year 2018.

RAP Issued SFY18											
	PSHI	FUP/ISHF	SIF/ACT	DRAP	RAP VASH	MFP	CCR/Next Step	DDS	RAP	SRAP	<b>TOTAL</b>
Jul-17	623	898	136	139	79	1293	489	14	1936	804	6411
Aug-17	619	904	136	139	78	1295	483	14	1933	801	6402
Sep-17	610	903	135	136	78	1298	482	14		793	6370
Oct-17	608	903	135	135	77	1309	477	14		798	6370
Nov-17	605	902	135	134	77	1333	474	14		804	6392
Dec-17	601	899	135	132	75	1347	470	14		798	6379
Jan-18	599	893	135	132	75	1354	470	14		792	6377
Feb-18	619	888	134	132	74	1361	466	14		810	6406
Mar-18	621	886	132	132	77	1369	460	14		807	6402
Apr-18	613	879	132	132	73	1371	472	14		796	6389
May-18	610	879	132	131	72	1382	473	14		790	6389
June-18	609	870	132	131	71	1384	483	14		872	6487

The chart below identifies new households enrolled in each program by month in state fiscal year 2018.

RAP Issued SFY18											
	PSHI	FUP	SIF/ACT	DRAP	RAP VASH	MFP	CCR/PSH	DDS	RAP	SRAP	<b>TOTAL</b>
Jul-17	0	15	0	0	0	12	0	0	0	0	27
Aug-17	0	0	0	0	0	13	0	0	0	0	13
Sep-17	0	0	0	0	0	11	0	0	0	5	16
Oct-17	0	0	0	0	0	10	0	0	0	6	16
Nov-17	12	0	0	0	0	15	0	0	2	0	29
Dec-17	0	0	0	0	0	16	0	0	3	0	19
Jan-18	0	0	0	0	0	12	0	0	0	8	20
Feb-18	0	0	0	0	0	12	10	0	0	0	22
Mar-18	0	0	0	0	0	13	8	0	0	0	21
Apr-18	0	0	0	0	0	14	3	0	0	0	17
May-18	0	0	0	0	0	12	2	0	20	82	116
June-18	0	0	0	0	0	11	0	0	0	0	11
Totals	12	15	0	0	0	151	23	0	25	101	<b>327</b>

The rental subsidy programs administered by DOH are an effective tool for providing safe, sanitary and decent housing for low income individuals throughout the state. In addition, the State Rental Assistance Program (RAP) has proven to be one of the most effective programs for reducing homelessness and for providing community-based living in Connecticut. As a result of these programs, over 14,000 state residents have been assisted in locating an affordable living situation. DOH intends to continue to administer these programs in an efficient manner to be able to provide access to affordable housing to as many low income individuals as possible.