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# HOUSING MOBILITY



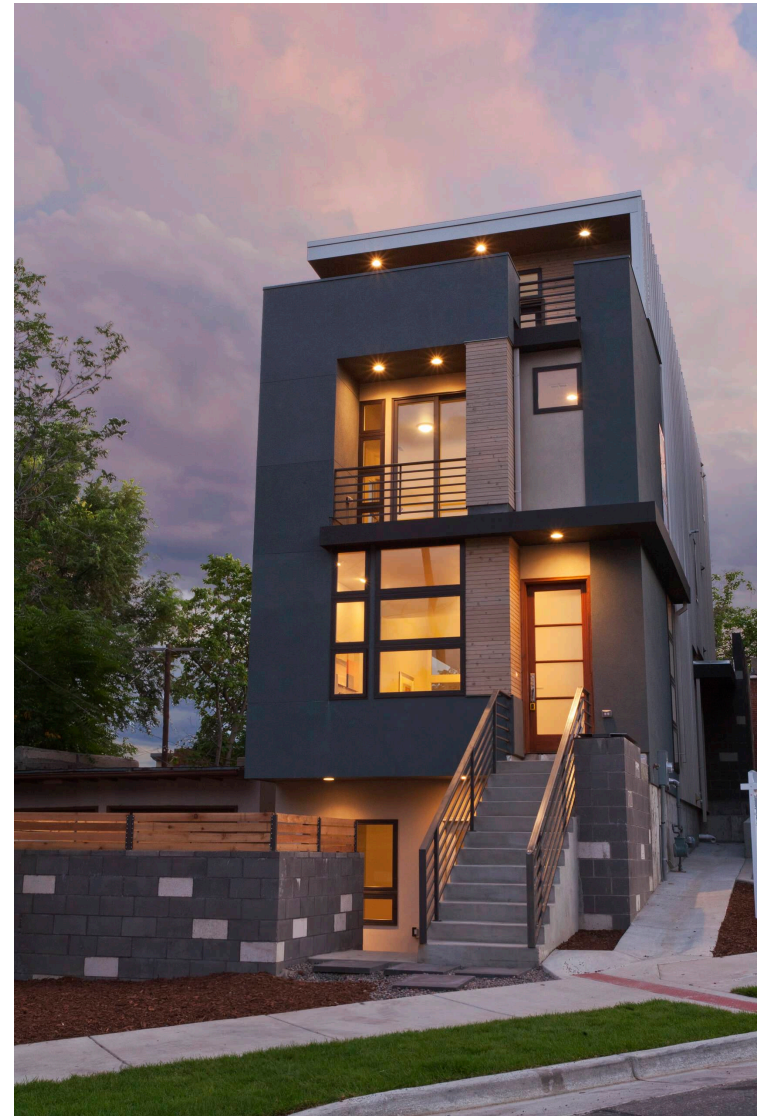
**Community  
Housing  
Advocates, Inc.**  
*Support, Empowerment & Independence*



**MY SISTERS' PLACE<sup>INC.</sup>**

# AGENDA

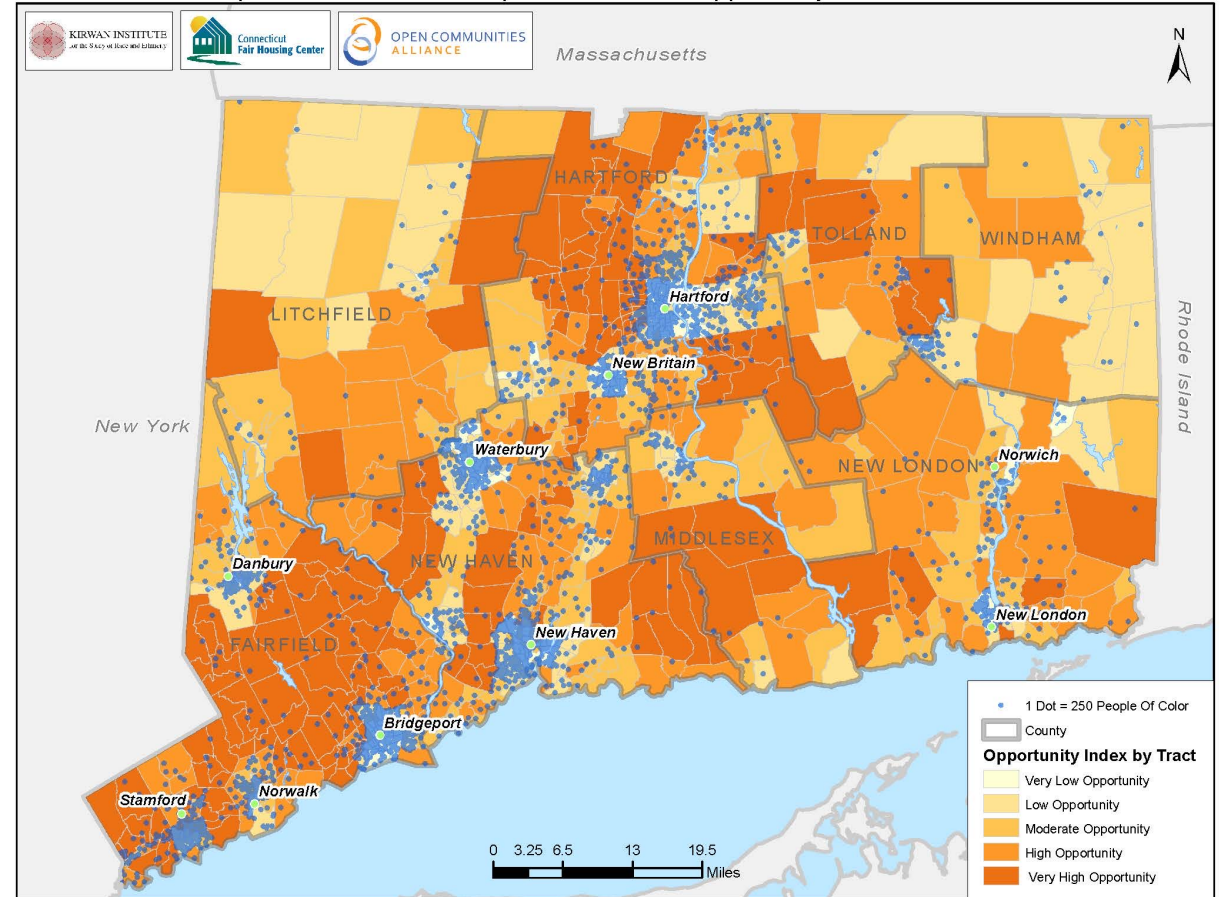
- I. Introduction to Program and Process
- II. Housing Mobility Benefits to Landlords
- III. Security Deposit Guarantee Program
- IV. Client Success Stories
- V. Landlord Testimonials



# PRESENTING THE PROBLEM

- Connecticut is rated as one of the most segregated states in the U.S.
- Also rated as having the highest income inequality in the country (#3).
- Cities traditionally have served as refuge for people who are low income, based on cost and access to public transportation.
- Hartford includes communities where up to 70% are receiving housing subsidies, from programs like Sect. 8, RAP, and public housing.
- Access to higher resourced towns has been shut down by restrictive zoning opposed to low-income developments and NIMBY.
- Housing Mobility isn't a new solution
  - Concept created based on discrimination and court cases
  - Idea seeks to level the playing field by providing housing in high opportunity areas to those who have limited economic mobility.

Map of Distribution of People of Color and Opportunity in Connecticut



Data Sources: U.S. Census Bureau, MAGIC. Date: December 13, 2014.

# HOUSING MOBILITY AT MSP

- Department of Housing (DOH) funded program offering to clients with Sect 8/RAP certificates opportunities to move from areas of low opportunity to areas of high opportunity.
- Research has shown participants experience improvements in education, better health, less risk of crime, and better employment.
- Client leads generated from Sect. 8 and RAP cert lists, as well as through marketing.
- Provides end-to-end services from Outreach to Aftercare.
- Entering into our 3<sup>rd</sup> year for the program.



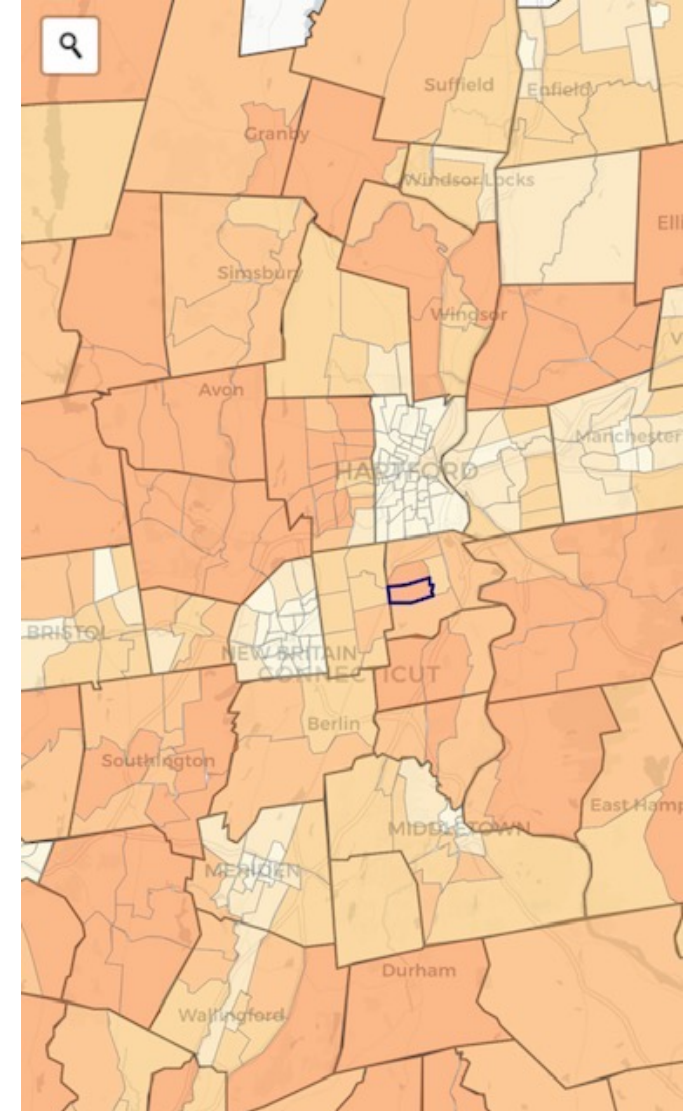
# WHAT WE DO

- Housing
  - Apt Placements
  - Submit Paperwork to RAP & Sect. 8
  - Apply for Security Deposits
  - Landlord Relationship Management
  - Housing Education
- Financial Education
  - Credit repair
  - Budgeting
  - Saving
- Case Management



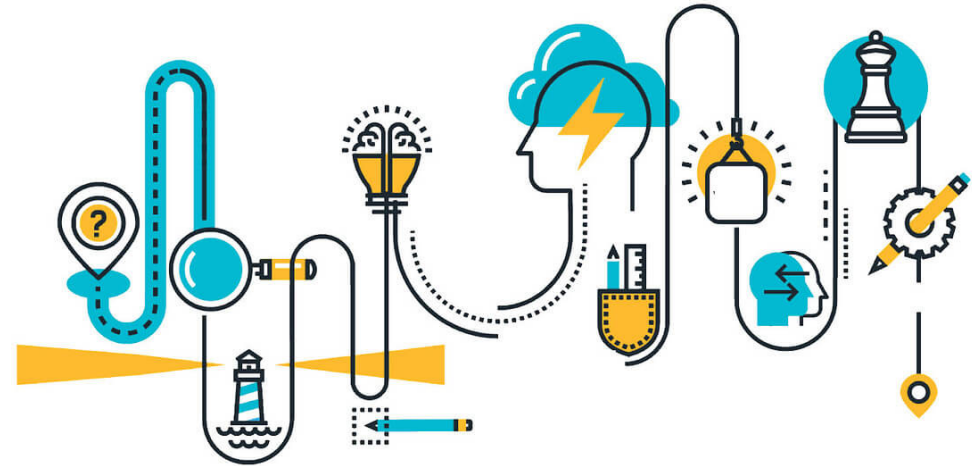
# OPPORTUNITY MAP

- We use the Mobility App website located at <https://www.ctoca.org/mobility-app>
- Type in the address you're searching to see how it's ranked and what the payment standards are
- Opportunity is shaded from white to dark orange, ratings range from very low, low, moderate, high, and very high
- High/Very High towns we place tenants in include West Hartford, Avon, Simsbury, Farmington, Canton, Burlington, Southington, Granby, Windsor, Ellington, South Windsor, Bolton, Glastonbury, Newington, Wethersfield, Rocky Hill, Cromwell, Tolland, and Coventry.



# PROCESS

- Outreach
  - Reaching the target population
  - Pre-search counseling
  - Landlord Outreach
- Active Counseling
- Aftercare



# WHO WE ARE

## Housing Mobility Team

- Don Maxwell - Housing Mobility Counselor
- Monica Carvajal - Housing Mobility Counselor
- Jean Demo - Housing Mobility Counselor Assistant
- Ted Goutzos - Housing Mobility Specialist
- Vacant - Housing Mobility Counselor
- John Thomas - Director of Housing Coordination





# BENEFITS TO LANDLORDS

- Guaranteed rent payments through Housing Choice/RAP Vouchers
- Payment standards that meet area market rents
- Guaranteed security deposits
- Smarter renters through education
- Credit checks and pre-move counseling
- Income verification
- Neutral party team of staff to mediate issues
- Motivated families looking to rent a new home
- Large supply of potential tenants through our program

# VOUCHER MYTHS AND TRUTHS

## Myth

1. Landlords can't charge voucher tenants as much as regular tenants.
2. Voucher tenants are problem tenants.
3. It's hard to evict voucher tenants.
4. My apartment won't pass inspection, or it will cost me a lot of money and time to fix.

## Truth

1. False—Landlords can charge whatever price. Housing authorities determine the rent reasonableness based on the prices in the area.
2. False—Voucher tenants stay in apartments much longer than regular tenants, 7-8 yrs on avg. No statistics showing they are more likely to damage units (In fact, they have more to lose than avg tenants if their voucher is revoked).
3. False—Voucher tenants can be evicted like any tenant.
4. False—We have a high success rate in getting units approved in a short period of time. Some repairs are very minor.

# SECURITY DEPOSIT GUARANTEE PROGRAM (SDG)

- Administered by the Department of Housing (DOH)
- Tenants qualify by being active in our program and having low income
- No cash exchanged, it's an approval letter or email that can be exchanged for damage reimbursement after tenant moves out
- Direct connection for SDG application approval
- No need to worry about opening an account like you would with a cash deposit, interest earned, or returning funds within 30 days

# HOUSING MOBILITY IN THE NEWS

“Why Hartford Stands out as leader in the federal emergency housing voucher program, as rents continue to increase” Hartford Courant

<https://www.courant.com/news/connecticut/hc-news-hartford-housing-voucher-success-20220221-gpzworx7tfaqnnuwjmoupz2she-story.html>



**Why Hartford stands out as leader in the federal emergency housing voucher program, as rents continue to increase**

**By SEAMUS MCAVOY**

HARTFORD COURANT |

FEB 21, 2022 AT 6:00 AM

The city of Hartford has emerged as a national leader in connecting people experiencing homelessness with a federal windfall of emergency-housing vouchers.

Nationwide, municipal housing authorities have used just 16% of the 70,000 Section 8 vouchers provided by U.S. Department of Housing and Urban Development, paid for with \$5 billion in American Rescue Plan funding.

In Hartford, meanwhile, all 50 of the vouchers the city received have been connected with individuals and families in need. Thirty-eight of the voucher recipients have signed a lease, while the remaining 12 continue to search for housing.

Hartford also stands apart from its in-state peers: As of Feb. 17, Bridgeport's housing authority has only used 14 of its 38 vouchers, and New Haven is further behind with just 3 of 37.

[\[Related\] Hartford Public Schools to recruit teachers from Puerto Rico to help ease shortages »](#)

Hartford's robust homelessness-response system, or Coordinated Access Network, enabled "a perfect recipe for success," said Richard Cho, a senior adviser to Housing and Urban Development Secretary Marcia L. Fudge. Cho is also the former CEO of the Connecticut Coalition to End Homelessness.



# CLIENT SUCCESS STORIES

For Hartford resident Erick O., housing was desperately needed and overdue. Erick was homeless and living on the streets with no family in the area. He had been living in a tent outside, afraid to live in his former apartment building after his apartment had been robbed. It was really challenging to find secure housing for him due to pending court cases with probation mandates. Erick was turned down by five separate landlords and he started to lose faith about finding a place. He wanted to move to a country setting, as he loved nature and wanted a fresh new start. In working with his counselor at My Sisters' Place, he was able to be housed in a beautiful apartment in Glastonbury that Erick refers to as "his penthouse." Despite some initial challenges, he was determined to find a new place to live, and My Sisters' Place was able to work with him to find a place he can call home.





## Requirements to receive Housing Mobility Assistance (all required):

- Recipient of Section 8/Housing Choice Voucher (HCV) or Rental Assistant Program (RAP) certificate prior to working with us.
- Near the end of your current lease
- Income, either employment or entitlements
- Must be willing to move to a new high opportunity town

## Who We Are

### About Us

We are a **NEW** Housing Mobility program operating throughout Greater Hartford, CT. Our counselors have a wealth of experience in housing, human services, case management, property management, and real estate. Housing Mobility has shown positive results around the country in achieving greater opportunity for families and individuals in areas such as education, lower crime, better health, and employment. My Sisters' Place Inc. has been helping homeless and low-income families by providing services in the Hartford area since 1982.



## Contact Us

**Phone:** 860-808-2041

**Email:** [housingmobility@sistersplacect.org](mailto:housingmobility@sistersplacect.org)

**Website:** [www.sistersplacect.org](http://www.sistersplacect.org)

## HOUSING MOBILITY PROGRAM

211 Wethersfield Ave.  
Hartford, CT 06120  
Phone: (860) 808-2041





# *"Don't underestimate the power of where you live and the impact it has on opportunity."*



*Apartments in West Hartford, CT*

Are you tired of where you live?

Need a fresh start?

Do you want to live in a nicer, safer town?

Do you have Sect 8/HCV or RAP voucher  
and near the end of your lease?

**If so, please give us a call!**

We want to help you move to a better apartment.  
Our team of staff can help educate you on what  
is out there and help you transition to a new  
apartment.

## Easier Transitions

The hardest part of moving is finding an  
apartment you really like within your price range.  
We specialize in doing just that.

## What We Do

The goal of the Housing Mobility Program is to assist  
individuals and families to move from areas of low  
opportunity in cities to suburban areas of higher  
opportunity in the Hartford region. Housing Mobility  
staff provides tenant education, mobility counseling,  
and housing search assistance by meeting with  
potential clients, landlords,  
and program staff  
to match people  
with opportunities.



*Apartments in Simsbury, CT*

## Our Services

- Customized apartment search help
- Extensive information on different towns
- Counseling and education in financial and  
housing topics
- Tenant and landlord mediation
- Aftercare services post move



*The Housing Mobility Team*

### **We can't do this without you!**

Your participation is crucial to the success of the Housing Mobility Program and its families and individuals seeking a better life for themselves.

- Housing Mobility promotes children's well-being and improves the likelihood of college attendance.
- Residents say they feel safer, more peaceful, less stressed, more motivated and healthier in high opportunity areas.
- Higher opportunity areas are more likely to have lower crime, pollution, and vandalism levels; higher quality buildings and outdoor spaces; and environments more conducive to exercise.
- These areas also provide access to better employment opportunities.

## **What we do**

### **About Us**

The Housing Mobility Program helps individuals and families living in disadvantaged areas in cities relocate to better resourced neighborhoods in the suburbs of those cities.

### **Contact Us**

Phone: 860-808-2041

Email:

[housingmobility@sistersplacect.org](mailto:housingmobility@sistersplacect.org)

Web: [sistersplace.org/housing-mobility](http://sistersplace.org/housing-mobility)



**HOUSING MOBILITY PROGRAM**

211 Wethersfield Ave  
Hartford, CT 06120



***HOUSING  
MOBILITY  
PROGRAM AND  
HOUSING  
PARTNERS***

*Making a Difference  
TOGETHER!*





## Who we are?

The goal of the Housing Mobility Program is to assist individuals and families move from areas of low opportunity in cities, to suburban areas of higher opportunity. These areas offer better schools, safer neighborhoods, and better health and employment.

## How you can help?

Housing Partners provide pathways to opportunities and better life outcomes for families who may not have otherwise been able to achieve their dreams for themselves and their families. Evidence suggests many low-income families would like to move to high-opportunity communities, but barriers — including high housing costs, discrimination, and a **shortage of willing landlords** — often prevent them from doing so.

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*“My children got to see what was possible... It was a taste of life.”* -Angela (Housing Mobility Program)

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## Tenants stay longer

Because Housing Choice Vouchers guarantee rental assistance for individuals who qualify, most of these tenants stay in one residence longer. This is a big contributing factor to the lower vacancy rates Housing Choice Voucher landlords usually enjoy.



## Advantages of Partnering with the Housing Mobility Program

- Guaranteed rent payments through Housing Choice/R.A.P. Vouchers
- Payment standards that may meet area market rents
- Guaranteed security deposits
- Smart renters through education
- Credit counseling
- Neutral party to mediate issues
- Background checks
- Income verification
- Motivated families looking to rent a new home
- Post-move counseling to tenants
- Long-term, successful tenants



# CONTACT US



- Phone: (860) 808-2041
- Email: [housingmobility@sistersplacect.org](mailto:housingmobility@sistersplacect.org)
- Website: <http://sistersplacect.org/housing-mobility/>
- Address: 211 Wethersfield Ave, Hartford, CT 06114

# LANDLORD TESTIMONIALS

- Phil Aducci, L&M Platinum Management
- Naveed Quraishi, Quraishi Law

QUESTIONS?