Transformation Talks

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Robert Lockhart, Pacific House
Anthony Guerrera, Friendship Service Center
Anderson Curtis, ACLU of CT
Erin Boggs, Esq. and Margaret Middleton, Open Communities Alliance

A special thanks to our Presenting Sponsor:

Dalio Education
Voluntary Conservatorship as a Means to Protect Housing

Rob Lockhart
Director of Homeless Services
Pacific House
6/12/2024
What is Voluntary Conservatorship

“The court appoints a conservator on the request of an adult who seeks assistance in managing his or her affairs, without making a finding that the individual is incapable (Office of Probate Court Administrator, State of Connecticut 2020 page 5).”

Two types of Voluntary Conservatorship are available. “A Conservator of the Person is appointed to supervise an individual’s personal affairs, such as food, clothing, shelter, personal safety, and health care. A Conservator of the Estate is appointed to supervise the financial affairs of the individual. (Office of Probate Court Administrator, State of Connecticut 2020 page 5).”

“A person under voluntary representation may terminate the conservatorship at any time with 30 days notice to the court. (Office of Probate Court Administrator, State of Connecticut 2020 page 13).”

Today's discussion is about Conservator of the Estate as an aid to ensure monthly rent is paid.
Who might consider Voluntary Conservatorship

- An individual who recognizes that they need help managing their finances and want assistance
- Individuals that have struggled to maintain housing and have been evicted from housing due to non-payment of rent
- People in recovery who experience setbacks that jeopardize their ability to meet financial obligations for housing
- People who struggle with gambling issues creating financial instability
- Our aging population that might be susceptible with being victimized or forgetful with paying rent
How to set up a Voluntary Conservatorship

• The client needs to understand that they are delegating the right to manage their finances to a Conservator of Estate and voluntarily agrees to the process

• Identify and have client interview with perspective attorney for conservatorship

• Complete and submit Petition/Voluntary Representation by Conservator, PC-301

• Submit paperwork to probate court in the jurisdiction where the individual will reside

• Individual must attend the hearing and speak with the judge
Why Voluntary Conservatorship

• Lack of resources and supports to help the individual to navigate the financial challenges to maintaining housing
• The plan is developed with the conservator at the client's direction
• Stop gap measure to take corrective steps before an individual loses housing
• Housing is difficult to obtain and easy to lose
• Housing is health care
• Housing is life sustaining and life enriching
References

Leveraging Data

Anthony Guerrera
Associate Director of Quality and Compliance
Friendship Service Center
Leveraging Data

- Why is it Important to Use Data?
  - Identify program related challenges and opportunities for growth
  - How are you performing compared to your program data metrics?
- Data Driven Funding
  - CoC Annual Renewal Evaluations
Leveraging Data

- Internal Fundraising Purposes
  - Talking points/highlights of targeted info for grant applications

- What is the Story Data Can Tell Us?
  - Demonstrates all the positive work you do
  - Available to the public (ex. CT CAN Dashboard & DMHAS quarterly report cards)
Leveraging Data

- Policy and Advocacy
  - Legislative advocacy
  - Policy changes
ANDERSON CURTIS
Senior Policy Organizer
ACLU - Connecticut

he registered, and yes, here's Ron on the day that he
Bringing advocacy from people directly impacted by civil rights issues into the electoral space.
THANK YOU FOR LISTEning!
Vouchers 201: Rights and Mobility

Presented to CCEH
Annual Training Institute
June 2024

OPEN COMMUNITIES ALLIANCE
Embracing Diversity to Strengthen Connecticut
Decades of intentionally discriminatory government policy limited the housing options for people of color in CT.
CT remains one of the most segregated states today.

Dark orange = structurally over-resourced
Lighter orange = structurally under-resourced
Blue dots = people of color
A civil rights organization working to undo the history of segregation by breaking down barriers to housing choices and supporting equitable investments and policies in higher poverty areas.
Today’s Goal:

1. It is illegal to discriminate against someone because they use a housing voucher to pay their rent.

2. Voucher holders can move to a different town and there are resources to help them.
Housing Choice Voucher Program (HCV or Section 8)

➔ HUD is the federal agency that funds these vouchers

➔ In Connecticut, different groups manage these vouchers.
  - State of CT (DOH/D’Amelia)
  - Housing Authorities (ex: Housing Authority of the City of Hartford)
  - Imagineers

➔ Sometimes there are limits on where you can live in the first year.

➔ Voucher recipient has the right to port after the first year.
Vouchers are worth different amounts depending on the voucher administrator and where they are used.

- Ex. 3 bedroom in:
  - Milford
    - RAP = $2,211
    - Milford Housing Authority = $2,396
    - Department of Housing/D’Amelia = $2,197
  - New Haven
    - RAP = $2,243
    - New Haven Housing Authority = $2,001
    - Department of Housing/D’Amelia = $2,201

\[ \begin{align*}
\text{Milford} & : \pm 199/\text{month difference} \\
\text{New Haven} & : \pm 200-242/\text{month difference}
\end{align*} \]
Voucher holders are one of the groups specially protected by fair housing laws.

<table>
<thead>
<tr>
<th>Federal Fair Housing Act Protected Classes</th>
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<tbody>
<tr>
<td>• Race – Black or white</td>
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<tr>
<td>• Color – skin tone</td>
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<tr>
<td>• National Origin – country of an individual's origin or the country from which the individual's ancestors came</td>
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<tr>
<td>• Religion – Limitation based on religious or spiritual beliefs</td>
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<td>• Sex – gender (recently being applied to sexual orientation too)</td>
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<tr>
<td>• Handicap/disability</td>
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<tr>
<td>• Familial Status – presence of children under 18; pregnancy; persons in the process of getting legal custody</td>
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<tr>
<th>Connecticut’s Fair Housing Law Additional Protected Classes</th>
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<tr>
<td>• Gender Identity or Expression</td>
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<tr>
<td>• Lawful Source of Income – for example, using a Housing Choice Voucher/Section 8 or the Rental Assistance Program</td>
</tr>
<tr>
<td>• Age (except minors)</td>
</tr>
</tbody>
</table>
It is illegal to discriminate against someone because they use a housing voucher to pay their rent:

Source of Income Discrimination

• We require income 3x the rent
• “We don’t accept Section 8”
• “This unit wouldn’t be good for Section 8”
• Not returning phone calls after you tell them about your voucher.
• Telling you the unit has been rented even though it is still being listed.
• Not completing the repairs necessary to pass inspection.
Voucher holders can move to a different town and there are resources to help them.

OCA’s Mobility App

https://www.ctoca.org/mobility-app

Mobility App

By Open Communities Alliance | About this map

The Mobility App is designed to provide recipients of government housing vouchers like Housing Choice Vouchers and the Rental Assistance Program access fuller information about the value of their vouchers in different communities and learn about resources in communities they might consider living. Enter an address below to determine if the unit identified is in a community with the type of neighborhood resources your family needs. All voucher values are subject to further adjustments by the administering housing authority.

Take Away 2!
Voucher holders can move to a different town and there are resources to help them.

Mobility Counseling

• Counseling to help voucher recipients find housing in particularly hard-to-reach areas with more resources.

• My Sister’s Place in the Hartford region.

• Elm City Communities launching July/August in Greater New Haven (ECC and DOH HCVs)

• Greater Bridgeport coming soon!
What can my org or I do to advance fair housing?

Let’s Work Together!

- **Become a fair housing tester**
- **Education and outreach** - invite us to do a free training!
- **Coalition building** - Join OCA coalition for individuals or Growing Together CT coalition for orgs
- **Legislative and administrative advocacy** - Fair Share Legislation, PHA jurisdiction
- **Testing/Litigation** tell us what your voucher holding clients experience
- **Direct services** let us know when your clients face trouble moving and/or porting with their voucher; we can help or direct you to mobility services in your area.
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Thank you for attending this workshop!

A special thanks to our Presenting Sponsor: