

# BUILDING BRIDGES

Coming Home of Middlesex County  
2018 Annual Report



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Ending Homelessness  
in Middlesex County

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# 2018

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## BUILDING BRIDGES

Coming Home’s mission is to create a true system to end homelessness in the County by collecting and analyzing data; identifying needs and gaps in resources; developing needed programs; fostering collaborative strategies and public-private partnerships among all stakeholders, to rehouse individuals and families as quickly as possible and to provide connections to community resources to enable them to sustain their new homes.

We envision an environment where: (i) the stigma of homelessness in Middlesex County is dispelled, encouraging anyone at risk of homelessness to know of, and to access, resources to prevent their homelessness; (ii) anyone who becomes homeless knows how to efficiently access resources to regain self-sufficiency and permanent housing, and (iii) where resources are adequate to meet the need.

### CHM Values

- \* Anyone can become homeless through no fault of their own
- \* Everyone deserves a roof over their head
- \* All persons are offered an opportunity for self-determination
- \* Homeless persons should get housing first, then connection to services in the community
- \* People thrive in a community that is integrated along multiple dimensions, such as able-bodiedness and cognitive ability.



# A message from the Chairperson & Executive Director



*Brad Caruso*

Brad Caruso  
Coming Home Chairperson



*Eileen O'Donnell*

Eileen O'Donnell  
Executive Director

## Dear Friends,

Coming Home of Middlesex County has completed its seventh year of operation. We started out in 2012 to build a system to end homelessness, a system comprised of inputs, processes and outputs. The desired output is stable, affordable housing for all, and you will learn about our programs and initiatives in this report. Our system inputs are data and all the individuals, agencies and organizations that work every day to improve peoples' lives.

We introduced the current Homeless Management Information System (HMIS) to all our fellow homeless service providers in 2012 and continue to administer it. This improved our use of data at the same time it encouraged collaboration and helped to break down the walls between the agencies. Since then, we've gotten even more sophisticated in our data measures through our affiliation with Community Solutions, announced last year, which allows us to better track our progress against monthly goals and accelerates the employment of working strategies and processes.

While building our social service infrastructure, we also realized that we needed to reach across sectors to truly improve the life situations of our homeless clients. We're working with the criminal justice system, municipal leadership, the employment sector, the education sector and with the health care system. Indeed, our newest program, Social and Healthcare Integration, bridges the gap between the health and

the homeless social service sectors in the County to address the social determinants of a person's health such as food insecurity, unstable housing, and breakdowns in the support networks of the most frequent utilizers of area hospitals' emergency departments.

All our clients face complex issues and in order to help them fully, we need to leverage the resources of stakeholders and organizations across a variety of sectors to truly meet their needs. With the bridges we've built in the past year, we are now able to tackle these complex issues with the help of our partners. Only by reaching across sectors are we able to work toward our goals and carry out our mission to assist the most vulnerable among us.



Sharon Grice, Don Parisi, Brad Caruso, Eileen O'Donnell, Brian Matula, Sarah Clark, and Jim Zullo

*"Coming Home's work makes us focus on community – the people around us who can use a bit of help to get back on their feet. We all are enriched by organizations that do this kind of work."*

Don Parisi  
CHM Secretary

*"There is not one type of person who becomes homeless; not one reason a family becomes homeless, and, concomitantly, not one solution to a person's homelessness."*

Eileen O'Donnell  
CHM Ex. Director



BUILDING BRIDGES  
MEET THE TEAM

Board of Directors

<b>Brad Caruso , Chairman</b> <i>Withum, Partner</i>	<b>Sarah Clark, Vice Chair</b> <i>DEVCO , Executive Vice President</i>
<b>Brian Matula, Treasurer</b> <i>TD Bank, Vice President</i>	<b>Don Parisi, Esq., Secretary</b> <i>Rider Insurance Co., General Counsel</i>
<b>Arp D. Trivedi</b> <i>ORNL Federal Credit Union, VP Enterprise Project Management</i>	<b>Blanquita Valenti</b> <i>Middlesex County, Freeholder</i>
<b>Bridget Kennedy</b> <i>Middlesex County, Social Services, Director</i>	<b>Gloria Aftanski</b> <i>United Way of Central Jersey, President</i>
<b>Elizabeth Schullstrom</b> <i>Withum, Senior Manager</i>	<b>James Cahill, Esq.</b> <i>City of New Brunswick, Mayor</i>
<b>Jamie Schleck</b> <i>Community Solution, CFO/COO</i>	<b>Jim Zullo</b> <i>Haahs and Associate, Vice President</i>
<b>Kathleen Gwozdz</b> <i>Consultant</i>	<b>Melissa Bellamy</b> <i>Middlesex County Division of Housing/ Community Development, Manager</i>
<b>Michael Nulty</b> <i>Matthew &amp; Nulty Inc., Partner</i>	<b>Patricia McKenna</b> <i>Transparent Title &amp; Settlements, LLC, Principal</i>
<b>Ronald Rios</b> <i>Middlesex County, Freeholder Director</i>	<b>Sharon Grice</b> <i>Consultant</i>
<b>Wilda Diaz</b> <i>City of Perth Amboy, Mayor</i>	

Executive Staff

<b>Eileen O'Donnell</b> <i>Executive Director</i>	<b>Bobbin Paskell</b> <i>Assistant Director, Systems &amp; Chief Operating Officer</i>
<b>Meriam Shenoda</b> <i>Executive Assistant &amp; Accountant</i>	<b>Cassandra Jones</b> <i>Coordinated Assessment, Case Manager- CA</i>
<b>Frances O'Toole</b> <i>Assistant Director, Programs</i>	<b>Fiorela Tejeda</b> <i>Case Manager, Social Service Navigator - SSH</i>
<b>Christiana Osawe</b> <i>Case Manager, Social Service Navigator - CA</i>	<b>Courtland Cobb</b> <i>Case Manager, Social Service Navigator - SHI</i>
<b>Ciara Tamburello</b> <i>Case Manager, Social Service Navigator - SHI</i>	

Coming Home has been a proud host and mentor to student interns from various fields of study at Rutgers since 2014.

Board Committees



**The Accessibility Committee** meets bimonthly to give advice and guidance on how to produce more affordable housing units for homeless citizens of Middlesex County. This includes the identification of potential property for development and careful analysis of potential project costs.

Members

**Melissa Bellamy, Keith Jones, Jim Zullo, Brian Matula, Arp Trivedi, Patricia McKenna, Susan Kramer-Mills, and Tashi Vazquez.**  
**Frances O'Toole serves as the designated staff member .**



**The Sustainability Committee** focuses on developing measures to assist homeless and formerly homeless persons grow in their ability to be self-sufficient and sustain new-found housing. Such measures include the initiative with the County Workforce Development, whereby homeless adults are offered individualized assistance in registering with a the State job database and searching for employment.

Members

**Gloria Aftanski, Jamie Schleck, Jean Holtz, Nicole Fernandez and Kevin Kurdziel.**  
**Bobbin Paskell serves as the designated staff member.**



**The Fundraising Committee** is the source of energy, ideas and work to help Coming Home meet its resource development objectives and to help the staff raise funds to support the work of Coming Home. In 2018, this committee held a successful, non-traditional golf outing at the Skyline Miniature Golf and Pavilion hosted by the Township of Woodbridge. It is planning another golf outing in Spring 2019, at the Glenwood Country Club in Old Bridge; perhaps a day at the races in the summer, and a masquerade ball in October.

Members

**Sharon Grice, Brad Caruso, Bridget Kennedy, Kathleen Gwozdz, Liz Schullstrom and Patricia McKenna.**  
**Eileen O'Donnell and Meriam Shenoda serve as the designated staff members.**



## BUILDING BRIDGES PROGRAMS

### *Social and Health Service Integration (SHI)*

To address the social determinants of health, such as food insecurity, and housing instability, which have been shown to be key drivers of health and health outcomes, we have partnered with two local acute-care hospitals

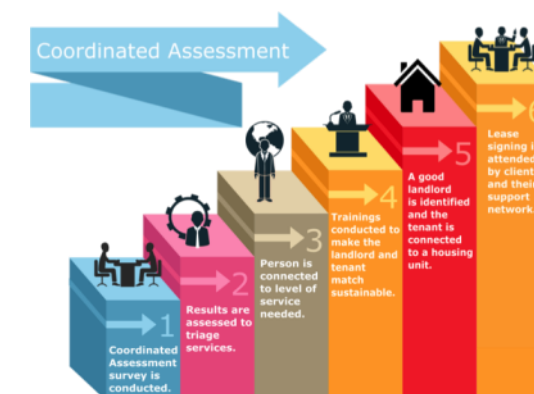


and the State Department of Community Affairs to provide social service navigation services, and rental vouchers when needed, to the highest utilizers of the hospitals' emergency departments.

### *Coordinated Assessment*

To end homelessness in an efficient and effective manner, we coordinate with all social service providers to:

- (i) have one point of entry for a homeless person;
- (ii) uniformly assess and prioritize persons who are homeless;
- (iii) keep the period of homelessness as short as possible; and
- (iv) make sure those most in need receive attention quickly.



### *Homes for Homeless (H4H)*



We developed and operate a program to catalyze the creation of affordable housing specifically for persons who are homeless, working in conjunction with local affordable housing developers, municipalities and social services providers.

### *Data Collection and Analysis*



Anyone can become homeless through no fault of their own and no one solution fits all. Accurate data on the causes and circumstances creating barriers to housing, and resources to assist persons who are homeless, are absolutely essential to ending homelessness in Middlesex County.

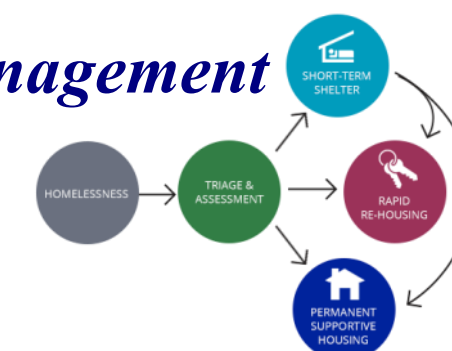
### *Landlord Engagement*



We appreciate the great resource we have of the landlords in our County who are helping us end homelessness, and by addressing their needs and sharing our information about homelessness and resources, we continue to grow our landlord coalition.

### *Homeless Hotline Case Management*

Coming Home assists persons who are homeless and not eligible for other homelessness assistance, safely stay in the community and address their particular barriers to stable housing by providing connections to community services and locating permanent housing.





BUILDING BRIDGES  
**Social and Healthcare**  
Services Integration



As reported by the Henry J Kaiser Family Foundation, efforts to improve health in the U.S. have traditionally looked to the health care system as the key driver of health and health outcomes. Indeed, the Affordable Care Act helped improve access to care and reduce longstanding disparities faced by historically underserved populations through its coverage expansions. However, coverage alone is not enough to improve health outcomes, and there has been increased recognition that improving health and achieving health equity will require broader approaches that address social, economic, and environmental factors that influence health.

Coming Home has episodically worked with area health care providers in instances where our clients were also their patients, and more systematically with NJ Medicaid HMOs, to coordinate our social service navigation with their medical services case management. It was a natural extension of our work to convene a collaborative of social service providers, health care providers and professional school representatives to respond to an initiative in 2016 from the Centers for Medicare and Medicaid Services (CMS). The RFP asked communities to build a bridge between the healthcare and social systems in the community in order to effectively

address the “health related social needs,” or social determinants of health, of the high utilizers of the hospitals’ emergency rooms (ER). Studies have shown that only 10% of a person’s health status is determined by what happens in a clinician’s office or in a health care facility. The rest is determined by genetics, individual behavior, and environmental and social factors. The social determinants of health are the conditions in which people are born, grow, live, work and age, and include factors like socioeconomic status, education, neighborhood and physical environment, employment, and social support networks, as well as access to health care.



In 2017, we learned that we were not awarded the CMS grant. Nevertheless, the Collaborative wanted to use its efforts at collaboration and planning to do something in this regard, albeit on a smaller scale. The result is that in August 2018, the two New Brunswick hospitals of Robert Wood Johnson University Hospital (RWJUH, part of Barnabas Health) and Saint Peter’s University Hospital, committed to funding the cost of two case managers/social service navigators for a 2-year pilot project to address the health related social needs of their high ER utilizing patients in need.

A tri-party agreement was executed in November and Coming Home launched the SHI program during the first week of December 2018. Coming Home’s SHI case managers reach out to the patients identified by each hospital according to the same criteria and attempt to address any identified needs of food insecurity, housing instability and breakdown of social support networks. They will also connect them to other benefits, services and opportunities that they, with the clients, have identified as beneficial to increase the clients’ levels of self-sufficiency.

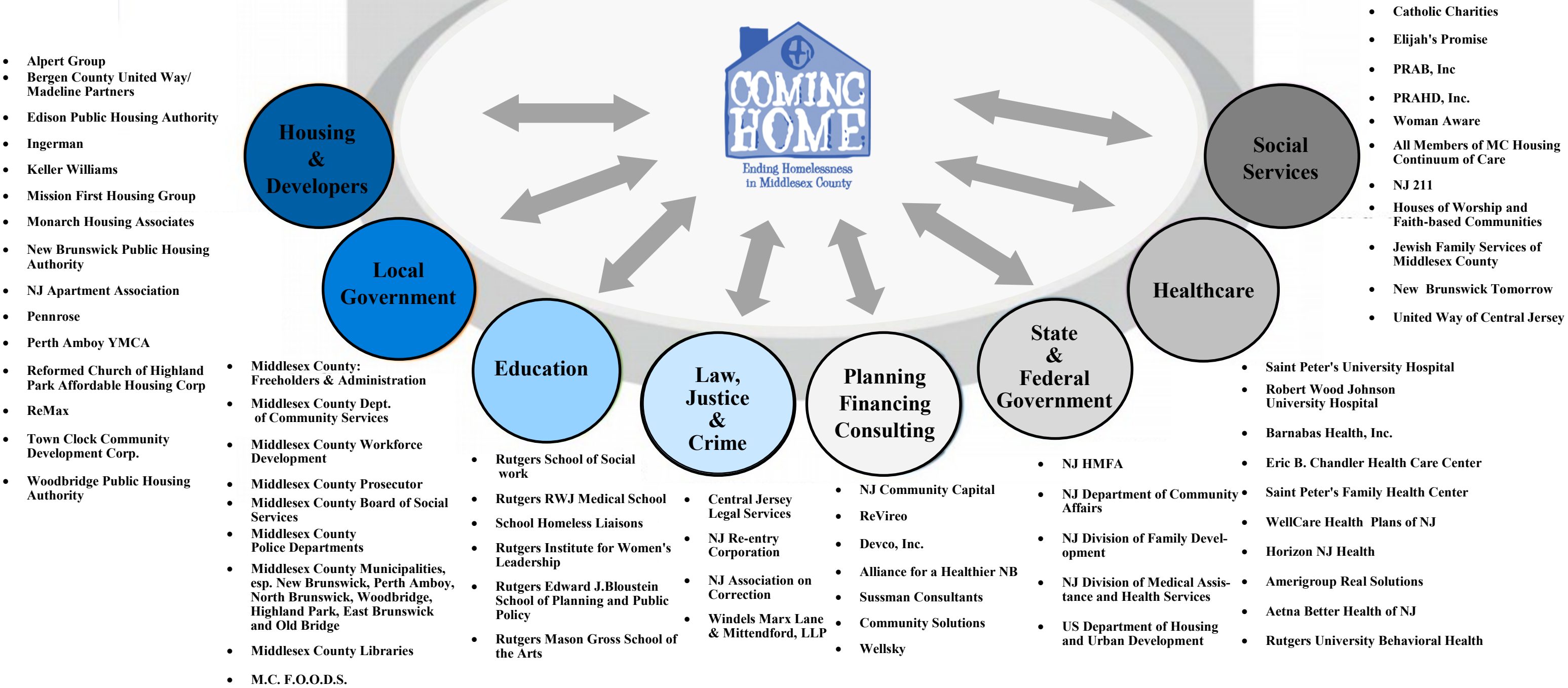
**As part of SHI, Coming Home solicited, and obtained, 25 permanent supportive housing vouchers from the State Department of Community Affairs to house homeless persons that we are serving in the SHI program. Additionally, Coming Home has secured the services of WellCare Plans for Health, a Medicaid HMO operating in NJ, at no cost, to use its electronic database of social services resources and patient interface to track the social service navigation and results of patient/client interventions necessary for the collaborative to evaluate the impact of the SHI program against articulated performance measures and goals.**



Through the collaboration of the hospitals in SHI, Coming Home hopes to improve its access to the hardest to house, and in many cases, the hardest to find. The dual goals of the SHI program are reducing homelessness and unnecessary and inefficient health care costs, with the most vulnerable residents of Middlesex County being the beneficiaries of stable housing and improved health outcomes.



BUILDING BRIDGES  
With Partners & Coalition Members



## BUILDING BRIDGES creating Homes for the Homeless



Coming Home established its H4H program in 2013, collaboratively and across sectors, to catalyze the creation of affordable housing to provide homes for persons who are homeless. It does this through both “pull and “push’ projects.

In pull projects, Coming Home responds to initiatives from developers, large and small, seeking to construct affordable housing and who are open to the idea of dedicating all or some of the contemplated units to house persons who are homeless, with recommendations on funding sources, suggested partners and data on the needs of homeless persons in the County. For push projects, Coming Home proactively works to “tee-up” potential projects for the marketplace and partner with developers to create homes for persons who are homeless. We follow the ‘Housing First’ model to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements, and use the County Coordinated Assessment System to identify tenants. Supportive services are offered to maximize housing stability and prevent returns to homelessness, as opposed to requiring the achievement of predetermined treatment goals prior to permanent housing entry.

### The Need for Affordable Housing in Middlesex County

**\$50,514**

Average median individual income for Middlesex County.

**\$12,000**

Average income of an individual client referred to Coming Home for assistance is.

Using the standard guideline of affordability ( $\leq 30\%$  of gross income) and based on the HUD issued Fair Market Rent (FMR), to rent housing in Middlesex County:

**A family/individual would need an annual income of**

**\$54,400 for a 1 bedroom (FMR= \$1,360)**

**\$ 69,840 for a 2 bedroom (FMR= \$1,746)**

**\$88,520 for a 3 bedroom (FMR= \$2,213)**

**\$104,000 for a 4 bedroom (FMR= \$2,600)**

Therefore, to rent a 2-bedroom house in Middlesex County, the household income would have to be \$19,326 (28%) greater than the County’s average individual income.

### Middlesex County Housing First Capital Fund

Coming Home reviews applications from affordable home-builders for funds from the County’s Housing First Capital Fund (HFCF), one million dollars of annual funding from the Freeholders, specifically for the creation of affordable housing for those who are homeless. We make recommendations to the County on the merits of the application. Similar to an underwriter reviewing an application for traditional financing, Coming Home comprehensively reviews the application with our Accessibility and Executive Committees as to cost-effectiveness and fulfillment of the needs of homeless persons in the County.

The project must provide for social service support and be conveniently located to transportation and amenities. In 2018, CHM reviewed three requests for gap funding from the HFCF, from Low-Income Housing Tax Credit (LIHTC) project applicants. One applicant was successful with their LIHTC bid and was approved for funding from the HFCF. The St. Paul project will provide 11 units in their new 42-unit senior building in Edison for homeless persons. All units are expected to be completed and occupied by the end of 2020.

### 101 Zebra Way, New Brunswick (a push project – initiated by CHM and created in partnership with BC UW/Madeline Housing Partners, LLC)



A beautiful, newly constructed apartment building with 12 units, all fully occupied by September 2018. With six of the units subsidized by governmental rental assistance, we drastically reduced the rent of the other six units for homeless persons unable to qualify for public rental assistance. We will be working to replicate this model in other municipalities in the County, since it provides a resource for homeless persons without a disability, which is most often required for receipt of a government rental voucher.

### 432 Lawrie Street, Perth Amboy (a pull project – initiated by partner)



The second development venture with the Perth Amboy YMCA, this project is a completely renovated single-family home, with two bedrooms, and two full bathrooms. Lawrie Street houses a local homeless family, reunited through the “Keeping Families Together” initiative, a family reunification program created by the NJ Department of Children and Families.

### 408-410 Alpine Street, Perth Amboy

The latest development project from Perth Amboy YMCA is the first joint venture with CHM. This three-unit residential property will be funded by a grant from NJ DCA and undergo a substantial renovation for families with young children. We expect the project to be completed by Summer 2019.

In 2018, just as in 2017, Coming Home was one of only two recipients in Middlesex County, and five recipients state-wide, to be awarded the 2018 National Housing Trust Fund grant. The Fund was created by HUD and is administered by the DCA, to increase the inventory of available affordable housing for homeless people. Coming Home and the Bergen County United Way plan to create 3-4 units of housing, each with a fully renovated interior and exterior. We again anticipate housing families with young children.

A second 2018 NHTF award in Middlesex County, was given to the Reformed Church of Highland Park Affordable Housing Corp. (RCHP-AFC), with help from Coming Home in preparing the grant application and locating suitable properties. RCHP-AFC will provide four units of housing for families selected from the County’s Coordinated Assessment system.

### Future Projects

Using guidance and advice from our Accessibility Committee, we, at Coming Home, continue to search for property to rehabilitate and develop homes for our homeless friends and neighbors. We will also continue our efforts to encourage all the municipalities within Middlesex County to utilize the authority bestowed upon them in NJ’s 2004 Abandoned Properties Rehabilitation Act and include us in their COAH settlement plans for the creation of affordable housing. Please feel free to contact us with any suggestions concerning available property.



BUILDING BRIDGES  
Landlord Engagement



Partnering with affordable housing developers to create affordable housing through our Homes for Homeless Program is necessary considering the need to add to the affordable housing inventory in Middlesex County. Although new housing units are being created,

Coming Home also reaches out to landlords in Middlesex County to expand the system’s network of landlords with whom our coalition agencies work to house clients experiencing homelessness. We are the bridge to the landlord community as well as to the developer community. With the cooperation of landlords who have successfully leased to our collective clients, we have convened more landlords to describe the function and benefits of the various rental assistance and case management programs for persons experiencing homelessness, and to explain how we can work together.



As a result of our outreach, we have garnered the participation of 24 new landlords who work with us to house our clients at affordable rates, and perhaps with a flexible application of their normal screening criteria for such things as credit or eviction history. Together, we have developed a newsletter entitled, “Doing Well by Doing Good,” to keep landlords in our network engaged and informed of our collective progress, along with addressing any issues of mutual concern. The newsletter is distributed bimonthly .

Currently, we are planning a Tenant Advisory Committee, which will include a course in tenants’ rights and responsibilities to assist clients successfully maintain their housing. The group will also serve as a peer support group.

BUILDING BRIDGES  
Coordinated Assessment

Coming Home has administered the County’s Housing Coordinated Assessment (CA) Program since November 2015. CA was developed collaboratively with all providers of homeless services in the County.

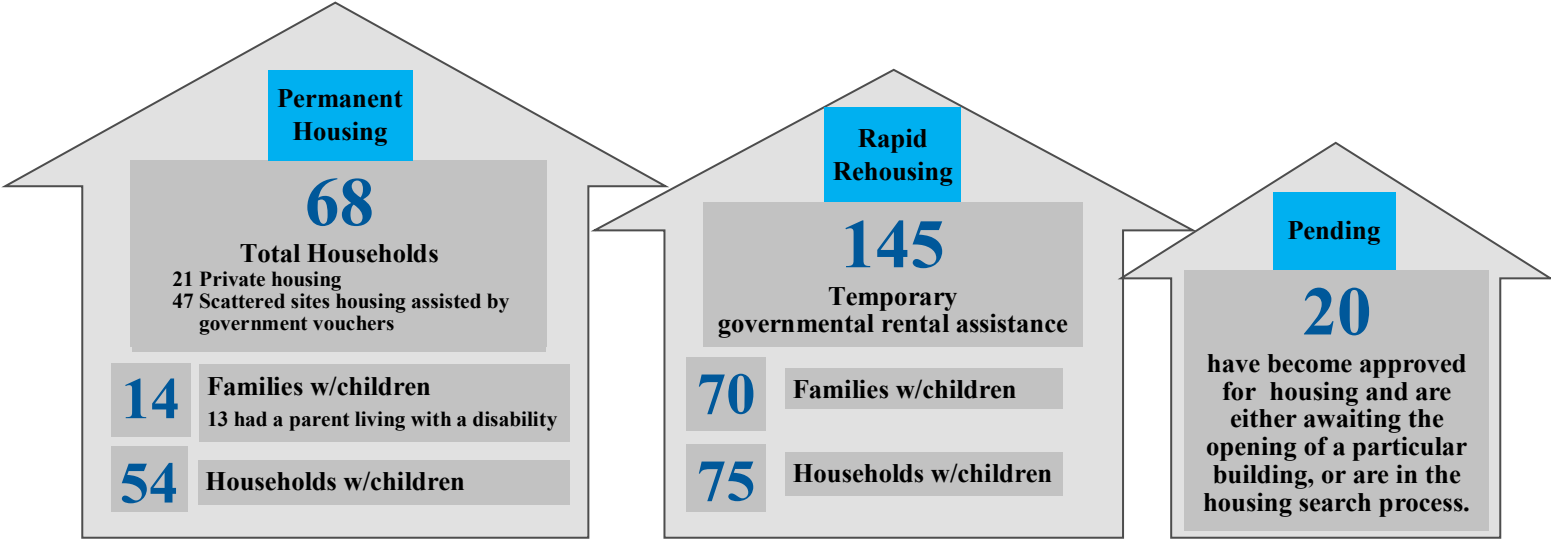
CA is the single point of entry for anyone homeless or at risk of homelessness in Middlesex County. It is a two-phase process: homeless callers are first assessed by the NJ 211 Homeless Hotline to determine homelessness, eligibility for welfare benefits and appropriateness for available shelter space, or the possibility of staying with family or friends. The receiving agency then conducts a full assessment, using the tool developed collaboratively, to assess the person’s severity of needs and barriers to housing. Coming Home is a receiving agency since all callers not referred to our County welfare agency are offered case management services through Coming Home. The full assessment is then scored based on the established prioritization criteria.



Coming Home maintains the prioritization lists for shelter and for permanent housing for the entire County and, when resources are made available, consults the lists to match the resource with the need, starting at the top. In this manner, those with the highest needs and longest lengths of homelessness are served first. No longer does it depend on whom, or which agency, you know in order to get appropriate assistance in Middlesex County if you are homeless.

During 2018, we continued to make strides in housing the hardest to serve in Middlesex County through the Coordinated Assessment system. Permanent housing for homeless persons can be funded either through government vouchers (called “Permanent Supportive Housing” or PSH which requires that the new tenant have a diagnosed disability); temporary government rental assistance (e.g., a program called Rapid Rehousing); or through the development of affordable housing dedicated to the homeless. Affordable housing developers in Middlesex County have risen to the challenge to create additional housing for homeless individuals and families. These projects, which dedicate some units for homeless persons, include Low Income Housing Tax Credit projects, as well as Coming Home’s Homes for Homeless projects.

**213**  
is the total number of homeless individuals and families who moved into permanent housing through the CA system during 2018

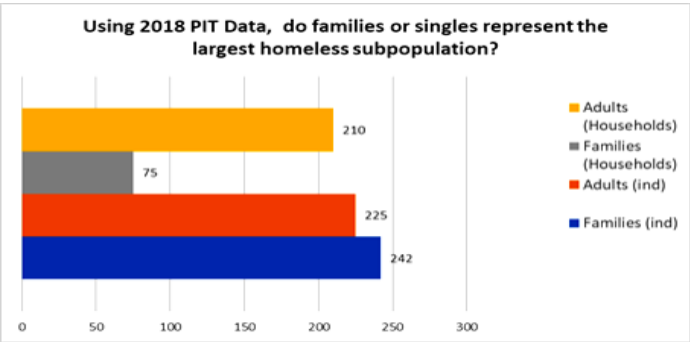


BUILDING BRIDGES  
Data Collection & Analysis

Data is an effective tool to help tell a story about a group of people, including the homeless population, and to inform interactions with them. Coming Home is the administrator of the County’s Homeless Management Information System (HMIS) and its Coordinated Assessment System, coordinator and analyst of the annual Point in Time (PIT) survey of homeless persons and a lead agency in Community Solution’s Built for Zero initiative that Middlesex County joined last year. Coming Home is Data Central, if you will, for information concerning our homeless population in the County.

The way in which the data is presented can influence how it is perceived by the audience, or the picture that is painted about that group of people. The data we obtain from the PIT survey is comprehensive, but it is a one day snapshot of homelessness. PIT data, collected on just one night of the year, can be impacted by a variety of factors, including the success of the community in identifying homeless persons and locations in which many congregate, training of volunteers, validity and reliability of the survey questions, as well as weather conditions on the night of the PIT.

PIT looks at trends from year to year: To better understand the homeless landscape, we drill down further using other measurement tools. Even within data sets, we must pay strict attention to the measurement unit in order to understand the story it is telling.



There is a striking difference when you look at percentages. While considering individuals might help one appreciate the scope of the social issue; consideration of the number of households and size of households would be much more useful in planning for needed affordable housing units.

2018 - Percentage of Sheltered Homeless Population (# of persons)

Category	Percentage
Families (ind)	52%
Adult-Only (ind)	48%

2018 - Percentage of Sheltered Homeless Population (# of households)

Category	Percentage
Families (HH)	26%
Adult-Only (HH)	74%

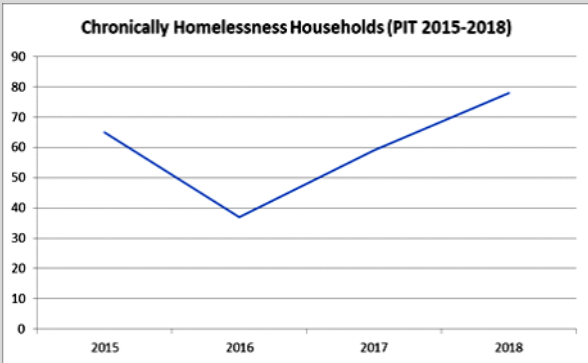
Data from 2018 PIT

597 Homeless individuals (408 “households”)	
78% of Individuals: Sheltered	82% of Households: Adults only
22% of Individuals: Unsheltered	18% of Households: Families w/Children
9% increase in homelessness in 2018 compared to 2017	
A general decline in homelessness in the past five years, with an overall reduction of 25% since 2014.	
Homeless Families	
54 headed by single moms (72%)	13 headed by a two-parent family (17%)
55% of the families had an adult family member with a disability	
Top Causes of Homelessness	
“Asked to Leave Shared Residence” “Loss/Reduction of Job / Income” “Mental Illness”	
“Domestic Violence” “Substance Abuse” “Household breakup/death”	

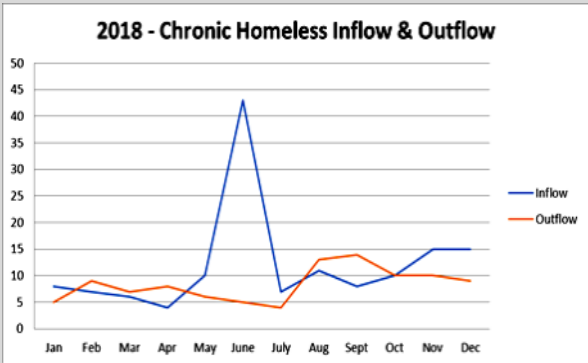
HMIS and BFZ Data

In Middlesex County, we report data to HUD on issues such as cause of homelessness, household income, individuals in the household with disabilities, and length of homelessness. We draw from our collection of data in HMIS for these reports and for our community-wide planning, needs analyses and funding priorities. HMIS is our local information technology system used to collect client-level data and data on the provision of housing and services to homeless persons. Through our community’s participation in the Built for Zero (BFZ) initiative, we have access to data visualization tools that HMIS alone has not yet provided us. With these tools, we examine our HMIS data at more discrete levels in terms of (i) unit of measurement and (ii) time period measured. We enter data from our HMIS into these report tools to obtain “run rates” of particular data elements of homelessness to get a real time picture of activity. Accordingly, we are able to identify the numbers of homeless who are being housed, or otherwise exiting the system, and review and analyze the cause for individuals entering the system at any point in time.

For example, concerning Chronic Homelessness (CH), the chart below demonstrates that CH, according to PIT, decreased in 2016, and began to climb again in subsequent years. It holds no clues for why this happened. The fact is that HUD changed the working definition of Chronic Homelessness in 2016 to make it less inclusive. Then, with Coordinated Assessment beginning in 2016, we improved identification of CH persons throughout 2017 and 2018. With improved processes in identifying the CH persons and hardest to serve, the numbers rose because they were being counted.



Using the BFZ data tools, we are able to view and analyze data on a monthly basis. The graph below shows the inflow and outflow of chronically homeless in the County on a monthly basis in 2018. The spike in June is due to a one-time concerted effort by our Outreach Teams to identify CH. With the exception of this outlier, the inflow remains relatively constant, between 8-15 persons becoming CH each month. The outflow is also consistent, with a steady number of CH persons becoming housed or moving to “inactive,” i.e., staying with friends, institutionalized, or out of contact for a period of 90 days. This sort of data better enables us to determine and fashion interventions of assistance.

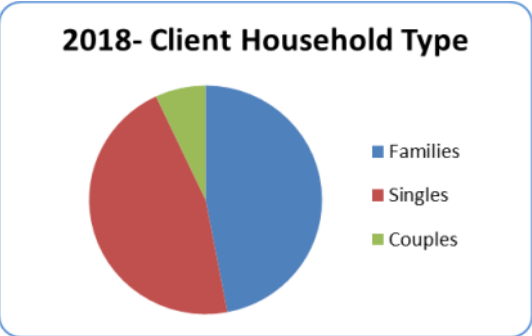


Since the inception of Coordinated Assessment, and participation in BFZ, we have documented an “increase” in the homeless population in the County. However, our processes have improved our identification of homeless persons and, specifically, the hardest to serve and previously unidentified. Accordingly, it is difficult to determine whether or not there was an actual increase in the number of homeless persons in our communities, or we are better at identifying and capturing data on persons who were previously not in our system. Continuing to progress in our journey toward ending homelessness, we now consistently maintain a quality “By Name List” of our homeless persons and use data to identify the hardest to serve, plan for housing, and other needs of all our homeless persons, and work to prevent homelessness in the first place. Our success, of course, ultimately depends on the availability of resources available to help those in need.



BUILDING BRIDGES  
through  
Case Management

Coming Home has been providing case management for homeless households referred through NJ 211 since September 2012. Many of the clients served by Coming Home remain in the community in a precarious housing situation, while others are homeless on the streets. The case management program is funded through a small grant from the State through the County for short-term emergency placement or 1.5 months’ rental assistance. We make all reasonable efforts to use the funds for permanent placement. The case management provided consists of budgeting/financial literacy counseling, housing and employment search, and advocacy and linkages to other community supports, such as food pantries and child care. At the inception of Coordinated Assessment in late 2015, the caseloads rose dramatically and have since settled at close to 200 a year.



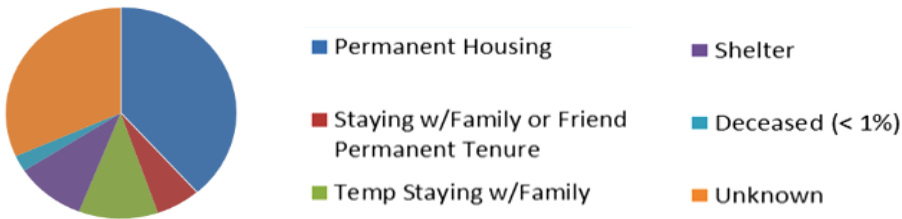
Composition of referrals from NJ 211—2018

47% families with children    7% couples/parents with adult children    46% single individuals

Client Destinations

Coming Home served 194 cases in 2018, of which 162 were closed by the end of the year.

- 38% had moved into their own housing
- 17% going to stay with friends / family at least temporarily
- 10% transitioned to a shelter, where they receive ongoing case management assistance from the agency providing shelter.
- 31% voluntarily discontinued services without providing a destination
- 2% went to other destinations



Coming Home assisted 33 clients with a one-time 1.5 months’ rental assistance to secure their apartments. For those who were able to secure permanent housing, with or without Coming Home’s financial assistance, our case managers provide follow up calls for 6 months in order to ensure housing stability. In 2018, 95% of the households who moved into new housing, remained housed at the 6 months’ post-housing check. Despite this success, we recognize that more work needs to be done in assisting all homeless clients throughout the County gain and sustain housing by increasing their income levels. We will continue our efforts in partnership with the shelters, the Middlesex County Division of Workforce Development, and with members of our Sustainability Committee, to improve clients’ access to training opportunities, recruitment events, and ultimately, employment that pays a living wage.

Client Testimonials

Hello,  
I am writing because I would like to say thank you, Coming Home. The way your staff assisted me with all of my issues were truly phenomenal. I came in touch with Coming Home during a time in my life that was the hardest yet. I am very grateful to Coming Home and I am very glad for your case managers. They were courteous, helpful and full of patience as they assisted my family with any resources, we needed and answering any questions. Such professionalism is rare nowadays. Coming Home, was there for us, when we literally did not have anyone. I will always be appreciative.



Cassidy C.

The assistance that I received from the Coming Home program, and my caseworker Fiorela was amazing. She kept in contact with me as we went through the process of looking for a home. My circumstances were different from most, but it didn’t stop her from helping us. Fiorela kept me up to date with information, helping me out of my homelessness. When I found housing for my family she didn’t skip a beat, and made sure my process to get in the home was fast. I appreciate all her help for getting my family back on our feet.  
**Courtaney**

I am writing to let you know how much Coming Home has helped me. I contacted 211 and they connected me with them. Ever since they have been a tremendous help to me and my family. At the time I reached out to them I was at my low point in my life and Coming Home helped me out of that. They never stopped until the job was done. I thank them for that. They always stayed in contact with me even if they haven’t heard from me after a few weeks have past. They would reach out to me to check my status and see what else they can do to help. The whole team went an extra mile to see that my needs were met and, even after that, my case worker continued to stay in contact with me to see how things were going. I have never come across a group of women that was this amazing like the women that I have dealt with at Coming Home. I can’t think of the words to express how grateful I am to have met you guys. Again I thank you.  
**Tara Renee**



BUILDING BRIDGES  
Resources and Management

Fundraising

Statement of Activities Year ended December 31, 2018/2017

	Unaudited 2018	Audited 2017
<b>Support and revenues</b>		
Government grants	\$ 522,066	\$ 507,529
Program income	74,348	42,445
Corporate & Foundation	8,464	60,222
Special events	10,435	6,789
In-kind donations	67,496	50,977
Individual Contribution	6,304	849
Other Income	448	287
Income from JV	-	123,691
	<b>\$ 689,561</b>	<b>\$ 792,789</b>
<b>Expenses</b>		
Program Services	\$ 357,120	\$ 346,195
Management and General	247,128	241,837
Fundraising	32,402	28,901
	<b>\$ 636,650</b>	<b>\$ 616,933</b>
Changes in net assets	<b>\$ 52,911</b>	<b>\$ 175,856</b>
Net Asset, Beginning of the Year	\$ 529,203	\$ 353,347
Net Asset, End of the Year	<b>\$ 582,114</b>	<b>\$ 529,203</b>

Statement of Financial Position December 31, 2018/2017

	Unaudited 2018	Audited 2017
<b>Assets</b>		
Cash	\$ 226,045	\$ 185,625
Grants receivable	256,490	238,025
Investment in JV	123,691	123,691
	<b>\$ 606,226</b>	<b>\$ 547,341</b>
<b>Liabilities and Net Assets</b>		
Accounts Payable	\$ 24,112	\$ 18,138
Net Assets - Unrestricted	582,114	529,203
	<b>\$ 606,226</b>	<b>\$ 547,341</b>

Get Involved

Support our Mission

Visit: our Website, [www.cominghomemiddlesex.org](http://www.cominghomemiddlesex.org); Email us, [mshenoda@cominghomemiddlesex.org](mailto:mshenoda@cominghomemiddlesex.org); visit our office located at 75 Bayard St, New Brunswick, NJ 08901, or Call us, 732-296-7954

Join the conversation!

[facebook.com/ComingHomeMC](https://www.facebook.com/ComingHomeMC) & [Twitter.com/cominghomemc](https://twitter.com/cominghomemc)

Participate in our Volunteer Program

Here is the link to the volunteer web site created by United Way of Central Jersey:  
<http://uwcj.galaxydigital.com/need/index/>  
You can also connect with us directly through the website or by email.

Jeffersonian Dinners

With the goals of spreading news of our work, expanding our network and soliciting advice, ideas and assistance, Coming Home hosted two “Jeffersonian Dinners” in 2018 to talk about issues related to homelessness in Middlesex County. These dinners were gatherings of 12 to 15 people from diverse backgrounds, with no special knowledge on the topic or previous affiliation with Coming Home, for a special dinner to cross-pollinate ideas from various sectors. The honesty and openness of our attendees about their own life struggles made them incredibly empathetic to the plight of people in compromised situations. A good discussion was had, ideas for interventions offered and most importantly, new relationships with generous and compassionate professionals were formed and have been sustained.



Thank you to our Sponsors and Supporters

