



**DANBURY, CONNECTICUT**

ANNUAL PROGRESS REPORT

IMPLEMENTATION OF DANBURY'S  
TEN-YEAR PLAN TO END HOMELESSNESS

April 30, 2010

Danbury Housing Partnership  
Mark J. Nolan, Chair  
M. Carolyn Sistrunk, Vice-Chair  
Susan Zaborowski, Secretary

*"A Community-Wide Effort To Address Homelessness By  
Providing Help, Housing and Hope"*



[www.danburyhousingpartnership.org](http://www.danburyhousingpartnership.org)

**TEN-YEAR PLAN TO END HOMELESSNESS**

**Annual Progress Report**

**April 30, 2010**

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**Implementation Committee**

## **Implementation**

### YEAR 1 RECOMMENDATIONS:

***“Prepare and present the draft plan to Mayor Boughton.”***

COMPLETED.

***“Submit the draft plan to the Common Council of the City of Danbury for adoption.”***

COMPLETED.

***“Accept comments and suggestions from the Mayor, the Common Council and the community.”***

COMPLETED.

***“Mayor releases final plan.”***

COMPLETED.

***“Housing Partnership is informed of its responsibility for the plan.”***

COMPLETED. Mayor Boughton appointed members to the re-organized Partnership in March, 2007. Organizational meeting was held in April, 2007 at which Partnership was given its charge and informed of its responsibility for the Ten-Year Plan.

***“Mayor begins process of retooling and reorganizing the City of Danbury Housing Partnership.”***

COMPLETED. Housing Partnership ordinance amended by Common Council establishing the Partnership as the implementing and oversight agency. Amendments included changes in the duties and structure to enable the Partnership to implement the Ten-Year Plan. Meetings of the re-organized Housing Partnership commenced in April, 2007.

***“Mayor identifies the municipal department also responsible for implementing the plan.”***

COMPLETED. Welfare and Health Departments merged to create Health, Housing & Welfare Department charged with providing support to the Housing Partnership to help fulfill its implementation and oversight duties. **(Note: Charter revisions in 2009 changed department’s name to Health and Human Services).**

***“Mayor funds a part-time position in that department to provide staff support to the Partnership and the liaison to the community developers, agencies, etc.”***

COMPLETED IN AN ALTERNATIVE MANNER. Rather than fund a new position, the City opted to re-assign existing City staff members in the Health, Housing & Welfare Department to provide staff support to the Partnership and serve as liaison to community developers, agencies and other community partners. During the first two years of operation of the re-organized Housing Partnership staff functions were handled by a Partnership Support Team composed of the following Health, Housing & Welfare Department staff: the Associate Director of Health, Housing & Welfare, the Director of Welfare and the Fair Housing Officer. This represents a significant commitment on the part of the City to provide the infrastructure necessary for the Partnership to fulfill its responsibility to over implementation of the Ten-Year Plan.

***“Point of Entry is established and funded.”***

COMPLETED. Dream Homes Community Center was organized, funded and commenced operations.

***“Plan is distributed to regional government officials and the Housatonic Valley Council of Elected Officials.”***

COMPLETED. Presentations were made to HVCEO regarding Danbury’s Ten-Year Plan as well as the Dream Homes Community Center. Personal visits were also made to area leaders to discuss the Ten-Year Plan and Dream Homes.

***“Seek funding for a grant writer.”***

IN PROGRESS. Funding was included in the Health, Housing & Welfare Department Fiscal 08-09 budget for a consultant who could assist the Partnership with complex grant applications deemed to be of importance to the Partnership. The City also agreed to have the Program Consultant for the Community Development Block Grant Program assist with specific grant proposals deemed to be of importance to the Partnership. Non-governmental sources of funding for a grant writer have also been explored but have not been secured. HHW staff assisted in grant writing for certain initiatives at the request of the Partnership, including preparing grant applications involving veterans housing and the Neighborhood Stabilization Program.

***“Grant writing and other fund raising efforts are begun.”***

COMPLETED AND ON-GOING. The Continuum of Care received two additional grants in Year 1 under the HUD application process, one for Dream Homes and another for an additional Shelter Plus Care certificate for a person who is chronically homeless. Other grant and fund-raising opportunities were explored by the Partnership, HHW, the Continuum of Care, community partners and individual agencies. Coordination of efforts for the Partnership was assigned to the Financial Resources and Fundraising Committee and continues on an on-going basis. The continuum of Care received increased grant funding from HUD under the application process during both Year 2 and Year 3. A number of new grants and fundraising efforts have been initiated since the Partnership’s re-organization. The Dream Homes Community Center received a major grant in Year 2 under the Beyond Shelter Program administered by the Connecticut Department of Social Services. The program provided case management services to help seven families and seven individuals transition from shelters to permanent housing. During Year 3 Dream Homes and CACD received \$50,000 each in Homelessness Prevention and Rapid Re-Housing Funds to administer in Danbury in cooperation with New Opportunities

Inc. In Year 2, the City and NPDCD Inc received major grants from the US Department of Veterans Affairs to establish transitional housing for Veterans at the City Shelter and at the new Vet House facility on New Street. With the help of Congressman Chris Murphy, Year 3 saw a grant in the amount of \$170,000 awarded to the City to fund Veterans housing under HUD's Economic Development Initiative grant program.

## YEAR 2 RECOMMENDATIONS

***“Homeless Management Information System is fully utilized by the Point of Entry.”***

COMPLETED. Dream Homes Community Center developed the full capacity to implement and manage the Homeless Management Information System (HMIS). ARC was licensed to operate HMIS and the Dream Homes program director and housing/homeless coordinator received certification. The program director was designated as the HMIS administrator for the Danbury region. Dream Homes successfully executed 14 signed agreements to centralize data from other HMIS users. The collaborative identified other prospects in the region that could participate in HMIS and initiated efforts to achieve participation. Only one agency to date has declined to participate, and Dream Homes has initiated discussions with the remaining potential participants.

***“Discussions are held regionally to develop formal agreements with area town social service departments to provide on-going case management to residents of their towns that are seeking shelter and services in Danbury.”***

IN PROGRESS. Dream Homes held meetings with area town social workers to introduce them to Danbury's Ten-Year Plan To End Homelessness and ask for their support. Dream Homes received funding in year 2 from New Fairfield and Ridgefield to help support its operations. In addition, New Milford, New Fairfield, Redding and Ridgefield agreed to participate in HMIS and cooperate on working on client issues involving these towns. Formal agreements with department in other towns have not been developed. Follow up with HVCEO and area towns will be required to pursue this concept.

***“Efforts are continued to identify traditional and non-traditional funding streams.”***

COMPLETED AND ON-GOING. Financial Resources and Fundraising Committee oversees on-going efforts to identify funding sources. Efforts during years 2 and 3 have included seeking grant funding as well as direct fund-raising in support of efforts to address homelessness and create affordable housing: the Housing For Heroes Fund for veterans and the Danbury Housing Partnership Fund. The Dream Homes Community Center received a major grant in Year 2 under the Beyond Shelter Program administered by the Connecticut Department of Social Services. The program provided case management services to help seven families and seven individuals transition from shelters to permanent housing. During Year 3 Dream Homes and CACD received \$50,000 each in Homelessness Prevention and Rapid Re-Housing Funds to administer in Danbury in cooperation with New Opportunities Inc. In Year 2, the City and NPDCD Inc received major grants from the US Department of Veterans Affairs to establish transitional housing for Veterans at the City Shelter and at the new Vet House facility on New Street. With the help of Congressman Chris Murphy, Year 3 saw a grant in the amount of \$170,000 awarded to the City to fund Veterans housing under HUD's Economic Development Initiative grant program.

***“Point of Entry is able to identify preliminary gaps in services.”***

IN PROGRESS. Dream Homes began analyzing existing data in Year 2 to identify trends and gaps in services. Dream Homes has implemented data sharing with those agencies currently participating in HMIS and can analyze the data submitted. Dream Homes provides monthly reports tracking services to the Housing Partnership’s Social and Supportive Services Committee and to the Danbury Common Council. Dream Homes also compiles an Annual Report that it shares with the Danbury Housing Partnership and HVCEO. Dream Homes also shares data on a regular basis by participating in meetings of the Greater Danbury Continuum of Care. Dream Homes is working with the Continuum of Care on encouraging data sharing among community agencies in order to improve service coordination and client service.

**YEAR 3 – 10 RECOMMENDATIONS:**

***“Monitor and Evaluate Efforts.”***

ON-GOING. Monitoring and evaluating efforts to implement the recommendations contained in the Ten-Year Plan is an on-going effort of the Partnership. The implementation of specific task in the Ten-Year Plan is assigned to the appropriate standing committee or to more than one committee working in a cooperative manner. The Partnership receives and reviews reports from each committee at the full Partnership meetings held every two months. All committees participate in the preparation of the annual report that includes an evaluation of progress made in the community in meeting specific recommendations in the plan as well as evaluating the effectiveness of those efforts. During year 2 the Partnership chairs also asked each committee to review and evaluate the Plan itself and to make recommendations on any needed additions or revisions based on the experience and knowledge gained the course of the Partnership’s first two years in overseeing implementation of the plan. This effort included the identification of new strategies, initiatives and best practice models developed since the original Mayor’s Taskforce completed its work and the plan was adopted in March of 2006. This resulted in the submission to the Common Council of recommendations by the Partnership for revisions and additions to the Ten-Year Plan. The proposed revisions were adopted by the Common Council in July, 2009. The on-going monitoring and evaluation of efforts to implement the plan are crucial to ensuring that the Plan remains a living document able to adapt to changing circumstances and capable of incorporating new approaches that will improve the Partnership’s efforts to address homelessness.

***“Monitor and evaluate effectiveness of Point of Entry.”***

ON-GOING. The Social and Supportive Services Committee receives and reviews monthly reports from the Dream Homes Community Center in accordance with the Partnership ordinance. A representative of the Dream Homes Community Center attends monthly meetings of the committee to present their report and answer questions from members. The committee is responsible under the Partnership ordinance for monitoring the Point of Entry system. The committee is also responsible for making recommendations and reports based on the Point of Entry data to the full Partnership. The committee utilizes data from the Homeless Management Information System (HMIS) administered by Dream Homes to evaluate needs and determine priorities for developing programs and facilities to address the identified needs.

Ten Year Plan Progress Report  
Recommendations in the Plan Proposed By  
**Committee on Increasing Availability & Access To Social Services and Supports**

**Increasing Availability and Access to Social Services and Supports**

YEAR 1 RECOMMENDATIONS:

***"Establish a Point of Entry for all referrals that deal with homelessness, homeless prevention and eviction prevention."***

COMPLETED. The Dream Homes Community Center was organized, funded and commenced operations.

***"Establish a community wide system of information sharing amongst providers to know which agencies are providing case management and for whom."***

IN PROGRESS. Dream Homes has fully developed capacity to implement and manage the Homeless Management Information System (HMIS) and has agreements with most providers of services to people who are homeless to share data with Dream Homes. Dream Homes continues efforts to get remaining agencies to participate in the HMIS system. The next step is to get agencies to agree to share data amongst all community agencies. Dream Homes and the Continuum of Care are working together to address this issue and implement data sharing amongst all providers so that agencies will know which agencies are providing case management and for whom.

***"Develop a streamlined application and referral process that is utilized community wide."***

COMPLETED. Universal Intake Form was developed through cooperation of Dream Homes and a Continuum of Care workgroup. Intake form presented to full Continuum of Care for review and adoption. Continuum voted to have agencies use the form in place of their own forms or in conjunction with existing form to ensure that all information needed by the HMIS coordinator is collected and submitted.

***"Develop formal agreements with area town social service departments to provide on-going case management services to residents of their town that are seeking shelter and services in Danbury."***

ON-GOING: Follow up with HVCEO. Dream Homes Community Center held meetings with area town social workers to introduce them to Danbury's Ten-Year Plan to End Homelessness and ask for their support. Dream Homes has received funding this year from New Fairfield and Ridgefield. In addition, New Milford and New Fairfield are participating in HMIS and are working together on client issues with those towns as well. Formal agreements with departments in other towns have not been developed. Further follow up will be required with HVCEO and area towns to pursue this concept.

***"Assess the community wide need for case managers based on the data gathered by the Point of Entry."***

IN PROGRESS. Recommendation has been reviewed by the Partnership's Social and Supportive Services Committee. Dream Homes has shared preliminary data and information. The Committee will continue to work with Dream Homes towards implementation.

***"Improve utilization of VA provided substance abuse treatment and services."***

COMPLETED. VA established full mental health services program at Germantown Clinic. V A representative serves on Continuum of Care and the Partnership. V A representative works closely with HHW and Point of Entry. VA participated in Project Homeless Connect.

***"Increase access to drug and alcohol services by improving outreach and transportation services."***

COMPLETED AND ON-GOING. Agencies providing addiction services participated in Project Homeless Connect and related outreach efforts. Social and Supportive Services Committee followed up with MCCA and other service providers who have arranged for increased outreach and transportation services to be provided to increase access to and coordination of drug and alcohol services by clients and potential clients.

***"Identify all statewide publicly funded job training opportunities."***

COMPLETED. Health, Housing & Welfare Department (HHW) researched State job training programs and shared information with the Partnership. HHW arranged for visits to shelter by Department of Labor career express van. Mayor and Partnership chairs met with representatives of state job training agencies. Continuum of Care met with Department of Labor representatives and toured Lake A venue site. Statewide job training agencies participated in Project Homeless Connect.

***"Research best practices available for providing cost effective emergency shelter services for intact families."***

IN PROGRESS AND PROPOSED FOR REVISION. The creation of new emergency shelters as a strategy to address homelessness is not consistent with current best practices according to the Connecticut Coalition to End Homeless as well as most other state and national organizations involved with the issue of homelessness. The Social and Supportive Services Committee and the Partnership have determined that what is needed is a comprehensive homeless prevention and rapid re-housing strategy to address the housing needs of intact families in a holistic manner. This will include a system or facility to provide for the emergency housing needs of intact families along with supportive services and re-housing assistance. The Committee has designated this issue to be a priority for action in the up-coming year and has initiated a review of best practice models to be incorporated into a comprehensive strategy for Danbury. The Partnership and the Continuum of Care are also making preparations to apply for Homelessness Prevention Grant funding contained in the Federal stimulus plan expected to be made available through the State Department of Social Services. Funds can be used to provide a range of homeless prevention and rapid re-housing services that would be ideally suited to meeting the emergency housing needs of families.

***"Identify funding sources for family emergency shelters."***

IN PROGRESS AND PROPOSED FOR REVISION. Financial Resources and Fundraising Committee identified eligibility for funding family emergency shelters under

HUD's "Emergency Shelter Grants (ESG) Program" that is administered through the Connecticut Department of Social Services. Limited funding could also be requested from the City of Danbury's allocation under HUD's Community Development Block Grant Program. These are the same sources that currently fund operations at the City's emergency shelter at 41 New Street. Other sources (beyond private philanthropy) are not likely to be identified since emergency shelters are not considered best practice for providing housing for families (or individuals). There are philosophical and policy-based objections on the part of the CT Coalition to End Homelessness as well as other state and national organizations to creating emergency shelters as a strategy to address homelessness. The Partnership's Social and Supportive Services Committee will pursue development and implementation of a comprehensive homelessness prevention and rapid re-housing strategy to address the emergency housing needs of intact families in a holistic manner. Potential funding available through the State Department of Social Services under the Federal stimulus plan will be sought to fund these efforts.

***"Review and revise community case management standards and encourage all agencies to formally adopt them."***

COMPLETED: During the reporting period the Continuum of Care reviewed existing case management efforts in the community, researched model case management standards and reviewed best practices for the provision of case management services. The Continuum used this information together with input from all community service providers on the Continuum to develop community case management standards that were agreed to by consensus. This will ensure that all community agencies will provide clients with a consistently high standard of care and will facilitate on-going cooperation and collaboration between service providers.

***"Establish a relationship between the local chamber of commerce and the continuum of care."***

**REVISED IN JULY, 2009 BY CITY COUNCIL UPON RECOMMENDATION OF THE PARTNERSHIP TO:**

***"Establish a relationship between the local chamber of commerce and the Danbury Housing Partnership."***

COMPLETED AND ON-GOING: Since the Housing Partnership is charged with implementing the Ten- Year Plan and addressing affordable housing needs, it was recommended the language be revised to read "Establish a relationship between the local chamber of commerce and the Danbury Housing Partnership." Partnership Chair Mark Nolan has advocated the importance of establishing a strong relationship between the Partnership and the Chamber due to the link between housing, employment and community development. The Chair initiated discussions with the Chamber of Commerce in year one regarding establishing a relationship and working together on housing and employment issues. Mr. Nolan expanded those discussions in year 2 and Chamber President Stephen Bull attended a meeting of the Social and Supportive Services Committee. The Continuum of Care is represented on the Housing Partnership by Co-Chair Milena Sangut. The City of Danbury, the Chamber of Commerce and the Regional Workforce Development Board also collaborated to sponsor a Job Fair in Danbury in late March, 2009. Ongoing contacts between the Chamber and the Partnership will be maintained.

## YEAR 2 RECOMMENDATIONS:

***"A seamless eviction prevention program is created which keeps people housed and coordinates existing prevention services and implements the identified improvements."***

IN PROGRESS. The Social and Supportive Services Committee has asked the City's Welfare Director to assist in reviewing current resources and practices in area agencies currently providing prevention services. The committee has also identified the need for developing a comprehensive homeless prevention and rapid re-housing plan to help keep people housed and to quickly re-house people who do become homeless. The committee is also monitoring the potential availability of homeless prevention funding available under the Federal stimulus plan to be distributed through the State which could fund a variety of eviction prevention activities.

***"Provide community wide access to money management and credit counseling services for low income persons by coordinating and expanding existing services."***

IN PROGRESS: TBICO continues to conduct financial literacy training and credit counseling in the community. Credit counseling/money management services were again provided at Project Homeless Connect. Financial training/counseling is also provided in the community by the Connecticut Cooperative Extension Service. The Social Services Committee is preparing plans to seek and utilize funding under the Homeless Prevention Program to be made available through the State as part of the Federal stimulus package. Money management and credit counseling services are eligible activities for use of these funds. The committee will work in cooperation with the Continuum of Care to ensure coordination of efforts to expand the availability of these services.

***"Increase by 20% the number of mental health case managers and case management services, both traditional and assertive, to assure more mental health case management, symptom and medication management, increased education about money management, cooking, shopping, skills of daily living, and in some cases providing for the services of a Representative Payee. "***

UPDATE: Social and Supportive Services Committee initiated review of this recommendation and suggested to the Partnership that it be revised to "Review need for mental health case managers per Point of Entry." Data compiled through the HMIS system by the Point of Entry will be utilized by the committee to help evaluate the need. Further review by the Committee is planned for the upcoming year.

***"Solicit municipal and united way support in developing a pool of community case managers."*** UPDATE: Social and Supportive Services Committee has reviewed this recommendation and determined that it would not be practical to pool case workers due to differing demands and requirements between agencies. The committee recommends revision to "Solicit support for providing case managers in accordance with needs identified by the Point of Entry."

***"Provide extensive support services for youth ages 18-24 living in or awaiting placement in transitional housing by increasing the availability of community case managers."***

UPDA TE: The Social and Supportive Services Committee has determined that addressing the needs of young adults aged 18 to 24 would be a priority during the upcoming year based on HMIS data provided by Dream Homes that identified this as an urgent need. The committee's initial research into best practice models to address the needs of young adults facing homelessness revealed a lack of established facilities and strategies that Danbury could emulate. The committee will accelerate its efforts to identify or develop model best practices and strategies to address the housing and supportive service needs of young adults in the coming year.

***"Provide on-going information to landlords about services available to their tenants facing any number of difficulties by having such information available at the Point of Entry and via the internet."***

COMPLETED. Information has been made available at the Dream Homes Community Center. Information and links to information has also been made available via the internet through the Danbury Housing Partnership website developed in year 2. [www.danburyhousingpartnership.org](http://www.danburyhousingpartnership.org).

***"Provide on-going information to landlords about services and supports that could be available if they were to rent to section 8 voucher holders or to homeless persons connected to case management services by having such information available at the Point of Entry and via the internet."***

COMPLETED. Information has been made available at the Dream Homes Community Center. Information has also been made available via the internet through the Danbury Housing Partnership website developed in year 2: [www.danburyhousingpartnership.org](http://www.danburyhousingpartnership.org). Information has also been conveyed directly by the Housing Authority of the City of Danbury through a series of workshops. The Authority also made a presentation as part of a Partnership-sponsored Fair Housing Forum to be conducted on April 28, 2009. HACD has also launched a new website in an effort to create more awareness about Authority programs and to interact more readily with tenants and landlords.

***"Explore funding opportunities for improving medical care to the homeless."***

COMPLETED. Funding opportunities explored by the Partnership and HHW in cooperation with Danbury Hospital. Variety of medical services and referral services were made available at Project Homeless Connect. HHW explored with Connecticut Institute For Communities (CIFC) a HERSA application for a new access point for community health services for low income persons. Collaboration with the new Community Health Center Inc. facility on Delay Street to address the medical needs of people who are homeless is also anticipated. Danbury's veterans housing initiative will also establish increased interaction between HHW and the VA Germantown Clinic to provide services for homeless veterans in need of medical care. During the reporting period, the Connecticut Institute For Communities (CIFC) received approval to open another Federally Qualified Health Center to serve lower-income Danbury families and individuals in Danbury. CIFC was awarded \$1.3 million in American Recovery and Reinvestment Act Funding from the US Department of Health and Human Services to pay for the costs of establishing the new clinic. The center provides care to children through the services of Danbury pediatrician Dr. Uwe Koepke and adult care through the services of Dr. Anne Mauks and Dr. Kathleen Mauks on North Street.

***"Enhance and coordinate existing local job training programs."***

COMPLETED AND ON-GOING: City initiated a new job training program for shelter guests through a collaboration of the Health, Housing & Welfare Department, the State Department of Labor and the Northeast Regional Workforce Development Board. MCCA applied in year one for grant to institute job training program for persons undergoing addiction treatment. HHW to coordinate these and other local job training efforts.

***"Develop formal agreements with area town social service departments to provide on-going case management to residents of their towns that are seeking shelter and services in Danbury."***

IN PROGRESS: Dream Homes held meetings with area town social workers to introduce them to Danbury's Ten-Year Plan to End Homelessness and ask for their support. Dream Homes has received funding this year from New Fairfield and Ridgefield. In addition, New Milford and New Fairfield are participating in HMIS and there is cooperation on working on client issues involving these towns as well. Formal agreements with area social service departments have not been developed. Further follow up will be required with HVCEO and area towns to pursue this concept. Dream Homes met with HVCEO at its February 2009 meeting on this item.

***"Provide increased access to and information about affordable and safe child care."***

COMPLETED AND ON-GOING. Information researched by Department of Health, Housing & Welfare. Information and link to child care programs licensed by Connecticut Department of Public Health has been made available on the Partnership website. Social and Supportive Services Committee has also been reviewing further outreach and educational efforts, including discussions with 2-1-1 system representatives on how to augment efforts to implement this recommendation.

***"Establish emergency shelter beds for intact families."***

REVISED IN JULY, 2009 BY CITY COUNCIL UPON RECOMMENDATION OF THE PARTNERSHIP TO:

***"Develop and implement a comprehensive homeless prevention and rapid re-housing plan to address the housing needs of intact families in a holistic manner. This will include a system or facility to provide for the emergency housing needs of intact families along with supportive services and re-housing assistance."***

IN PROGRESS. The creation of new emergency shelters as a strategy to address homelessness is not consistent with current best practices according to the Connecticut Coalition to End Homelessness as well as most other state and national organizations involved with the issue of homelessness. Upon review, the Social and Supportive Services Committee determined the need to develop and implement a comprehensive homelessness prevention and rapid re-housing plan to address the needs of intact families in a holistic manner. This strategy should include a system or facility to provide for the emergency housing needs of intact families together with needed supportive services and re-housing assistance. The Housing and Community Development Committee will assist in seeking a suitable site for a

rapid re-housing housing center serving intact families. During the reporting period, two Danbury agencies working in collaboration with New Opportunities Incorporated in Waterbury received Federal grant funding for Homelessness Prevention and Rapid Re-Housing activities. New Opportunities is the administrator of grant funding provided to Connecticut's Region 5, which includes the greater Danbury area.

The program consists of two components: homelessness prevention and rapid re-housing. Homeless Prevention funds are allocated to assist those at risk of homelessness with a lack of financial resources and support networks to obtain immediate housing or remain in existing housing. Rapid Re-Housing funds provide assistance to those recently homeless living to shelters, on the street or in places not meant for public habitation. Financial assistance is provided in the form of rental assistance, security deposits, utility assistance, moving costs and hotel/motel vouchers.

Funds are distributed in the Greater Danbury region through two local agencies that have entered into partnerships with New Opportunities, Inc. The two local agencies are the Association of Religious Communities (ARC), which is the lead agency of the Dream Homes Community Center collaborative; and the Community Action Committee of Danbury (CACD), which is the lead agency for anti-poverty efforts in Danbury. The efforts of ARC are directed by Executive Director Reverend P.J. Leopold while CACD efforts are supervised by Executive Director Bobby Poole.

New Opportunities reported that in the quarter ending December 31, 2009, a total of \$30,159 had been expended in the Danbury region on financial assistance payments to prevent homelessness or institute rapid re-housing efforts to assist needy families and individuals. A total of 43 households and 132 total individuals were assisted during this period. A total of sixty-four persons under the age of eighteen were assisted by the combined efforts of ARC and CACD, representing forty-eight percent of the total number of persons assisted. A total of twenty six persons between the ages of 18-29 were assisted, representing twenty percent of the total number of persons assisted.

## YEAR 3 RECOMMENDATIONS:

***"Provide detoxification services locally."***

UPDA TE: This recommendation will be considered by the Social and Supportive Services Committee during the upcoming year.

***"Create job training programs and employment placement opportunities to provide increased access to livable wages by advocating that the local workforce development board rigorously assess those needs and provide funding for their findings."***

COMPLETED AND ON-GOING: The Northwest Regional Workforce Investment Board and the City of Danbury collaborated to create a job training and employment program for people who are homeless utilizing the City Shelter. The program involves education, job skill training, work internships and job placement. The City is also collaborating with the Northwest Regional Workforce Investment Board and the Chamber of Commerce to sponsor an employment fair in Danbury in late March, 2009. The

Continuum of Care and the Health, Housing & Welfare Department also sponsored a job training/employment fair at the City Shelter in October, 2008.

***"Improve access to primary health care/public health services and specialists clinics for homeless persons, including dental services."***

IN PROGRESS: An expanded array of medical services was provided through Project Homeless Connect, including dental services. Systems are being implemented to ensure follow-up services are received by clients. Significant contributions were made to this year's event by the Collegiate Health Services Corps whose members provided help with health education, coordination and translation services at the event. The Partnership and Continuum of Care also initiated a partnership with the Area Health Education Center (AHEC) to plan health education, nutritional education, disease prevention, medical information and healthy cooking demonstrations in the area. Education and healthy food preparation demonstrations will be undertaken at the Danbury Farmer's Market this season in cooperation with CityCenter. Community Health Center, Inc. opened a new primary care facility in year 2 at 8 Delay Street. The facility is a Federally Qualified Health Center. Community Health Center, Inc. has extensive experience in other communities in providing a comprehensive array of medical and public health services for people who are homeless or in danger of becoming homeless. During the reporting period, the Connecticut Institute For Communities (CIFC) received approval to open another Federally Qualified Health Center to serve lower-income Danbury families and individuals in Danbury. CIFC was awarded \$1.3 million in American Recovery and Reinvestment Act Funding from the US Department of Health and Human Services to pay for the costs of establishing the new clinic. The center provides care to children through the services of Danbury pediatrician Dr. Uwe Koepke and adult care through the services of Dr. Anne Mauks and Dr. Kathleen Mauks on North Street.

YEAR 4-10 RECOMMENDATIONS:

***"Continue aggressive efforts to identify and garner service funding."***

IN PROGRESS AND ON-GOING.

***"Continue tracking clients and system needs."***

IN PROGRESS AND ON-GOING.

***"Evaluate effectiveness of Efforts."***

IN PROGRESS AND ON-GOING.

Ten-Year Plan Progress Report  
Recommendations in the Plan Proposed By  
Committee on Homeless Prevention, Discharge Planning & Transitional Housing  
Needs

## **Homeless Prevention, Discharge Planning and Transitional Housing**

### YEAR 1 RECOMENDATIONS:

***"The implementation and oversight entity will begin and continue to identify funding sources and grant opportunities that will bring rental subsidies, leasing dollars and case management funds into the region."***

ON-GOING: Upon formation of the re-organized Partnership, the Financial Resources and Fundraising Committee was charged with initiating and coordinating fund raising efforts in cooperation with HHW, Continuum of Care, community partners and individual agencies. This will involve a continuous effort throughout the entire ten year implementation period. Dream Homes also procured new case management funds this year under the Beyond Shelter grant program administered by Connecticut DSS.

***"Provide Boards of Directors of all agencies serving homeless populations and/or providing beds with a copy of the report and request that they develop strategies to ensure 100% utilization and explore possible expansion of current programs; identify local funding streams."***

COMPLETED. The Ten-Year Plan was widely distributed to area agencies and also made available on line. Presentations on the plan and regular updates have been provided at Continuum of Care meetings, including efforts to have agencies support the plan and contribute to the implementation of its recommendations. The Housing Partnership has been, and will continue to, invite agencies to full meetings or committee meetings to pursue efforts to implement individual recommendations and forge collaboratives with community partners.

***"Request that the Board of Commissioners for the Danbury Housing Authority adopt a policy that gives priority to homeless families and individuals including those homeless linked to the new temporary monthly subsidy program."***

COMPLETED. Preference policy adopted by the Housing Authority of the City of Danbury.

***"Establish a Point of Entry for all referrals that deal with homelessness, homeless prevention and eviction prevention."***

COMPLETED. Dream Homes was organized, funded and commenced operations.

***"Develop strategies to identify and engage those at risk of becoming homeless."***

COMPLETED. Identification and outreach initiatives designed to reach out to persons

who are homeless were initiated by Dream Homes in connection with implementation of the HMIS system. A major outreach effort was also made in connection with the implementation of Danbury's first ever Project Homeless Connect. This represented a major new strategy designed to help people who were homeless as well as people in danger of becoming homeless. A wide range of services designed to help people at risk of becoming homeless were available at Project Homeless Connect through the participation of more than sixty state and local agencies and organizations. The Social and Supportive Services Committee will make continue efforts to develop new strategies on an on-going basis, including seeking input from all agencies participating in the Continuum of Care process.

## YEAR 2 RECOMMENDATIONS:

***"Bring all eviction prevention program staff together to review identified shortfalls and develop system improvement goals."***

IN PROGRESS: The Social and Supportive Services Committee reviewed this recommendation and asked the City's Welfare Director to help coordinate a meeting with area agencies providing such services to review current practices, shortfalls and recommendations for improvements. The Social and Supportive Services Committee in concert with the City's Welfare Director will review current resources and practices in area agencies currently providing prevention services. The committee has also identified the need for developing a comprehensive homeless prevention and rapid re-housing plan to help keep people housed and to quickly re-house people who do become homeless. The committee is also monitoring the potential availability of homeless prevention funding available under the Federal stimulus plan to be distributed through the State which could fund a variety of eviction prevention activities.

***"Identify additional funding streams for eviction and homeless prevention."***

IN PROGRESS: Task assigned to Financial Resources and Fundraising Committee upon re-organization of the Partnership. Potential additional funding for a wide array of eviction and homeless prevention may be made available through the State Department of Social Services as the result of the Federal stimulus plan. The Financial Resources and Fundraising Committee is working in coordination with the Social and Supportive Services Committee to be prepared to apply for this funding when it becomes available.

***"A streamlined application and referral process is developed and is utilized community-wide."***

COMPLETED. Universal Intake Form was developed through cooperation of Dream Homes and Continuum of Care workgroup. Intake form presented to full Continuum of Care for review and adoption. Continuum voted to have agencies use the form in place of their own forms or in conjunction with existing form to ensure that all information needed by the HMIS coordinator is collected and submitted.

***"Create the opportunity for dialogue with state and local institutions and facilities about the mutual challenges and possible strategies for improved discharged planning."***

COMPLETED. The Continuum of Care created the opportunity for dialogue for

improved discharge planning through establishment of a Discharge Planning Workgroup.

***"Create the opportunity for dialogue with state and local institutions and facilities about mutual challenges and develop strategies to create transitional housing opportunities for persons being discharged from correctional facilities and treatment programs."***

COMPLETED AND ON-GOING: The Continuum of Care's Discharge Planning Workgroup was established to address this implementation and has created the opportunity for dialogue with Danbury Hospital, the Connecticut Department of Corrections and other state and local agencies regarding discharge planning and potential resources for transitional housing alternatives.

***"The local Continuum of Care assumes responsibility for establishing desirable discharge planning outcomes for the community and coordinates those efforts with the point of entry to establish procedures and policies for discharging people from state facilities, hospitals and treatment facilities. The community should see a 10% reduction each year in the number of persons discharged directly to the shelter from state and local institutions."***

COMPLETED AND ON-GOING: The Continuum of Care established a Discharge Planning Workgroup to work on implementing this recommendation. The workgroup has developed Discharge Planning Protocols and continues to meet on a regular basis to address this issue.

***"Veteran's organizations are provided information about the need for permanent and transitional living opportunities for homeless veterans and asked to collaborate in establishing and developing such resources."***

COMPLETED. Building on year one efforts, Mayor Boughton secured a commitment from V A to collaborate with the Housing Partnership to develop plans for a comprehensive housing program for veterans in Danbury. VA agreed to have a representative serve on the Housing Partnership. V A staff members continue to work with the Housing Partnership, the Veterans Housing Workgroup and community partners to develop both transitional and permanent housing opportunities for veterans under the City's Housing For Heroes initiative.

***"Identify and apply for funding to develop transitional opportunities for young adults."***

UPDATE. Recommendation has been reviewed by the Financial Resources and Fundraising Committee but no firm funding sources have yet been identified for this purpose. The Social and Supportive Services Committee has determined that addressing the needs of young adults aged 18 to 24 would be a priority during the upcoming year based on HMIS data provided by Dream Homes that identified this as an urgent need. The committee's initial research into best practice models to address the needs of young adults facing homelessness revealed a lack of established facilities and strategies that Danbury could emulate. The committee will accelerate its efforts to identify or develop model best practices and strategies to address the transitional housing and supportive service needs of young adults in the coming year.

***"Investigate funding availability and submit grant applications to increase the number***

***of transitional housing beds for individuals with disabilities."***

COMPLETED AND ON-GOING: MCCA received grant funding to build Sunrise Terrace, a transitional supportive housing facility with 16 beds serving individuals suffering from disability of addiction. The facility opened this year. Other possible developments are being explored by the Partnership and community partners.

***"A seamless eviction prevention program is created which keeps people housed and coordinates existing eviction prevention services and implements the identified needed improvements."***

IN PROGRESS. The Social and Supportive Services Committee has asked the City's Welfare Director to assist in reviewing current resources and practices in area agencies currently providing prevention services. The committee has also identified the need for developing a comprehensive homeless prevention and rapid re-housing plan to help keep people housed and to quickly re-house people who do become homeless. The committee is also monitoring the potential availability of homeless prevention funding available under the Federal stimulus plan to be distributed through the State which could fund a variety of eviction prevention activities.

***"Establish Temporary Monthly Rental Subsidies Fund with funds garnered in year 1 and fund 20 individuals in and 10 families in permanent housing in years 2-5."***

**IMPLEMENTATION POSTPONED TO YEARS 5-10 IN THE TEN YEAR PLAN PERIOD AS PART OF REVISIONS APPROVED BY THE COMMON COUNCIL IN JULY, 2009.**

UPDATE: Recommendation was reviewed by both the Housing and Community Development Committee and the Financial Resources and Fundraising Committee. Both committees suggested that the Partnership postpone attempting to address this recommendation until later in the ten-year period due to current economic conditions. The Partnership may also consider revising or clarifying this recommendation as it may prove to be beyond the financial and administrative capability of a locality to develop such a program without significant State and Federal investment such as in the Section 8 Voucher Program.

***"Fund, increase and ensure continued cash resources for those prevention activities such as back rent, security deposits, housing mediation, temporary monthly rental subsidies and short-term rental and mortgage assistance."***

IN PROGRESS. Assigned jointly to Social and Supportive Services Committee and Financial Resources and Fundraising Committee. Existing resources include Key Rings (including CDBG funding), Health, Housing & Welfare Department, Dream Homes as well as State resources. Social and Supportive Services Committee is taking the lead in developing a plan to utilize potential additional funding for homeless prevention activities to be made available through the State under the Federal stimulus plan of 2009.

***"The community and discharging institutions need to adopt a zero tolerance policy for discharge into homeless shelters and homelessness."***

IN PROGRESS. The Continuum of Care Discharge Planning workgroup has developed discharge planning protocols and continues to work on this issue on an on-going basis.

***"Complete organizational work and applications for funding for veteran's housing opportunities continues."***

COMPLETED. The Partnership formed a collaborative with community partners to design and implement a comprehensive program to provide housing opportunities for veterans. During the reporting period, the Veterans Housing Workgroup developed Danbury's Housing For Heroes plan to address the housing needs of veterans in a comprehensive manner. During the last year Danbury submitted two grant applications to the U.S. Department of Veterans Affairs for funding to establish transitional housing for homeless veterans. Both grant applications have been approved. The first grant provided Per Diem funding for five transitional beds at the City shelter. The program became operational in December, 2008. The second grant provides capital funding for acquisition and rehabilitation of a transitional housing facility for homeless veterans to be known as Vet House to be operated by the Non-Profit Development Corporation of Danbury, Inc. (NPDCD). Vet House, which will also include four permanent units, is a collaborative effort of NPDCD, the City of Danbury, the Housing Authority of the City of Danbury and other community partners. The Veterans Housing Workgroup is also pursuing other strategies and opportunities to create a range of permanent housing opportunities for veterans.

NPDCD completed the acquisition and renovation of the facility during the reporting period. Vet House opened in December, 2009 and currently provides supportive transitional housing for six veterans and permanent supportive housing for four veterans. NPDCD operates the facility with supportive services provided through MCCA Inc. and additional assistance from the Dream Homes Community Center. NPDCD also initiated acquisition of a second site next door that will provide three permanent supportive housing apartments for veterans. The effort will be aided by significant financial assistance from the City of Danbury and an Economic Development Initiative grant secured through the collaboration of the City and Congressman Christopher Murphy.

***"Investigate funding availability and apply for funds to develop short-term respite beds for those that are homeless or will become homeless upon discharge from a medical hospital but need to become medically stable."***

COMPLETED. The Health, Housing & Welfare Department identified and secured funds for short-term respite beds in cooperation with Danbury Hospital.

***"Develop seven (7) units of transitional housing for young adults."***

UPDATE: Assigned jointly to Housing and Community Development Committee and Financial Resources and Fundraising Committee. Social and Supportive Services Committee is currently researching best practice models for such facilities. No funding sources dedicated to serving this population have yet been identified. The committees will work cooperatively with respect to attempting to implement this recommendation, which may be affected by current economic conditions. The Partnership will also consider consolidation of the multiple recommendations in the Ten-Year Plan regarding transitional housing.

***"Create transitional housing opportunities for 3 additional families."***

UPDATE: Assigned jointly to Housing and Community Development Committee and Financial Resources and Fundraising Committee. Both committees have recommended that this be included in a comprehensive plan to address the housing needs of families in a holistic manner. Social and Supportive Services Committee is currently researching best practices and developing the comprehensive plan. Housing and Community Development Committee has started searching for appropriate sites. The Partnership will also consider consolidation of the multiple recommendations in the Ten-Year Plan dealing with transitional housing.

***"Develop 10 units of transitional housing for individuals in years 2-6."***

COMPLETED: Christian Community Outreach Ministries (CCOM) has opened a new 8 room (16 beds) transitional housing facility for individuals along with supportive services known as Discipleship House. MCCA also completed and opened Sunrise Terrace, an

***"Develop transitional housing for veterans with identified funding streams using models best practices that have been developed."***

COMPLETED AND ON-GOING: The Health, Housing & Welfare Department submitted a "per diem" transitional housing grant application to the United States Department of Veterans Affairs for five transitional beds with supportive services for veterans at the City Shelter as part of the Housing For Heroes initiative. The project was funded and has begun operating. NPDCD Incorporated was also awarded a significant capital grant from V A to develop six transitional beds for homeless veterans at Vet House. Vet House, a key element of the Housing For Heroes comprehensive plan, is a collaborative effort on the part of NPDCD; the Housing Authority of the City of Danbury; the City of Danbury and other community partners which make up Danbury's Veterans Housing Workgroup. Vet House is anticipated to open in October of 2009 and will also include four SRO-style permanent housing units.

***"Develop transitional housing opportunities for individuals."***

COMPLETED. During year 2, a total of 37 transitional housing beds for individuals came on line in Danbury. MCCA developed 16 beds at Sunrise Terrace, 38 Old Ridgebury Road. Christian Community Outreach Ministries (CCOM) developed 16 beds at Discipleship House, 22 Maple Avenue. The City of Danbury developed 5 beds for veterans at the City Shelter, 41 New Street. Six further beds for veterans came on-line at Vet House, 18 New Street managed by NPDCD, Inc. Total new transitional beds developed through year 3 is 43. .

***"Develop 2-3 short-term medical respite beds for those that are homeless or will become homeless upon discharge from a medical hospital but need to become medically stable."***

ON-GOING. See prior reference to funding medical respite beds on page 16. Funding secured to provide respite beds through vouchers funded by Danbury Hospital and HHW.

## Ten-Year Plan Progress Report Recommendations in the Plan Proposed by Committee on Permanent Housing

### Permanent Housing

#### YEAR 1 RECOMMENDATIONS:

***“The workgroup is recommending that the commitment be made to develop 15 units of permanent and supportive housing.”***

COMPLETED: Total number of units in community committed to be developed in Year 1 was 63. The Year 1 goal was exceeded by 48 units. The breakdown is as follows:

60 Units- The Renaissance (15 completed/sold). **(29 sold as of 4/1/10)**

2 Units- Stetson Place (both sold/occupied)

1 Unit- GDMHA/CofC (1 additional HUD S+C certificate)

**63 Units Total (18 completed/occupied). (32 sold/occupied as of 4/1/10).**

***“Establish a formal relationship with a not-for-profit that is able to provide developers, property owners and landlords with relevant information and the necessary technical assistance to create permanent housing opportunities for at risk individuals and families.”***

ON-GOING: A representative of the Housing Development Fund (HDF) will attend meetings of the Housing and Community Development Committee as a community partner. One of the services provided by HDF is to provide technical assistance to communities, developers and corporations to help them address their affordable housing needs, services and programs. HDF has indicated that they would provide information and technical assistance to developers and property owners interested in providing affordable housing opportunities for individuals and families. The Dream Homes community Center maintains updated information for landlords on housing and supportive services programs.

***“Establish working relationship with the Housing Authority of the City of Danbury for current and prospective availability of housing units.”***

COMPLETED: HACD Executive Director was appointed to the Housing Partnership and serves as vice-chair. Working relationship was established between the Partnership and HACD. Footnote in the plan refers to 9 scattered site properties (22 units) being sold by HACD to restore financial stability. HACD reviewed with the Partnership the disposition plan that included requirement that units be deed-restricted as affordable housing. Partnership voted to send letter of support for the plan and is working with community partners to form partnerships to purchase properties to achieve objectives in the Ten Year Plan. The disposition plan was approved by HUD and DECD and is in the process of being implemented by the Housing Authority. **(As of April 1, 2010 at total of xx properties including xx units have been sold by HACD to private entities with deed restrictions ensuring that the properties remain affordable for a period of xx years).**

***“Increase the availability of public housing units by increasing the number of public housing residents who transition to homeownership.”***

COMPLETED. Footnote in the Ten-Year Plan refers to re-development of the vacant sixty unit former High Ridge Gardens development. Property was transferred to private entity and re-developed in the Renaissance, a sixty unit condominium development with deed restrictions creating homeownership opportunities for lower-income families. HACD has worked with the developer, Dream Homes, WeCAHR and the Housing Development Fund to encourage and prepare residents for homeownership. Twenty-nine units have sold as of April 1, 2010. The project was re-acquired by the Savings Bank of Danbury and all remaining units completed in early 2010. Marketing to sell the remaining units has been initiated and is expected to be completed by the end of 2010.

***“Consider requiring the setting aside of a portion of housing units in a development for long-term retention as affordable housing through deed restrictions or, in lieu thereof, making of payments into a municipal housing trust fund to be used for constructing, rehabilitating or repairing housing affordable to persons and families of low and moderate income.”***

**IMPLEMENTATION POSTPONED TO LATER IN TEN YEAR PLAN PERIOD AS PART OF REVISIONS APPROVED BY THE COMMON COUNCIL IN JULY, 2009.**

IN PROGRESS. A Regional Symposium on Inclusionary Zoning was co-sponsored by the United and the Housing Development Fund in Year 1. Inclusionary zoning was discussed in the context of HVCEO's consideration of affordable housing issues. HVCEO receive a presentation on the new Incentive Housing Zones legislation passed by the State legislature providing incentives to municipalities that create zones providing density bonuses for Incentive Housing Developments providing for a designated percentage of affordable housing units. The Partnership's Housing and Community Development Committee studied the legislation in cooperation with the City's Director of Planning to determine whether the legislation would be appropriate for adoption by the City of Danbury. The committee received and supported a negative recommendation made by the City's Director of Planning that concluded that Danbury already provided densities in excess of those called for the legislation in order to receive a financial incentive and due to the fact that the State's budget situation seemed to preclude the possibility of receiving financial payments even if the City adopted the legislation's provisions. Will be reconsidered in Year 4.

***“Recommend Common Council consider reducing sewer and water connection fees to those in effect prior to July 1, 2005 for residential units meeting State definitions of affordability.”***

ACTED ON BUT NOT ADOPTED. Recommendation was reviewed by a Common Council ad-hoc committee with input from City counsel and City departments. Proposal was not adopted by Council.

***“Engage philanthropy, governmental (state and local) and other funding sources to craft a flexible grant program tied to the development of permanent supportive housing units.”***

**IMPLEMENTATION POSTPONED TO YEARS 5-10 IN THE TEN YEAR PLAN PERIOD AS PART OF REVISIONS APPROVED BY THE COMMON COUNCIL IN JULY, 2009.**

UPDATE: Ten-Year Plan was amended in 2009 to postpone implementation of this recommendation until years 5-10 of the Ten-Year Plan period due to the fact that the State suspended funding projects under its Next Steps Supportive Housing Program for budgetary reasons. While the creation of such a program is beyond the capability of local government, the City has utilized available Federal funding to support the creation of permanent housing units. The Vet House project completed in November, 2009 includes four SRO-style permanent supportive housing units funded in part by CDBG funds. The proposed Vet House II project involves CDBG funding to help create three permanent supportive housing rental apartments for homeless veterans.

The Partnership will continue efforts to persuade the State not only to resume funding the development of permanent supportive housing units but also to make the Next Steps Program more flexible and user-friendly (or create a new flexible program). Currently the Next Steps Program has requirements that make it difficult to utilize, particularly for organizations seeking to do their first development. The Partnership proposes that the program should provide grants in addition to loans, that the requirement to use the Low Income Tax Credit Program as part of the development be eliminated and that the program provide opportunities/funding to assist organizations develop proposals and project plans. The City will continue to consider financial support for supportive housing projects through its CDBG program, such as the veterans housing initiatives mentioned above. The Partnership will continue to work to develop partnerships on the local level to encourage the development of supportive housing.

***“Advocate for increased state and federal subsidies for low and moderate income housing.”***

COMPLETED. Advocacy and lobbying efforts have been led by Mayor Boughton and Partnership chairs in addition to community partners. Mayor Boughton served as chair of the State Blue Ribbon Commission on Housing and Economic Development. Partnership Chair Mark Nolan has undertaken advocacy efforts on behalf of the Partnership on the regional, state and federal level. On-going advocacy efforts have included contacts with local, state and federal elected officials, appointed officials and agency staff. Advocacy for affordable housing has continued to be conducted over the reporting period by the Partnership chairs and by the Greater Danbury Continuum of Care. Chairman Nolan has spearheaded a “Re-messaging Homelessness” initiative on a regional basis to create awareness of the need for affordable housing and supportive housing.

***“Secure funds through the Governor’s Next Step Initiative or new statewide Housing Trust Fund to subsidize development, operation and case management expenses of additional permanent housing.”***

COMPLETED. Community partner CT Outreach West (a division of the Center for Human Development) secured funding for ten units of scattered site supportive housing under the Next Steps Supportive Housing Initiative and continues to manage the vouchers and case management services for the ten units in Danbury. MCAA submitted an application for Next Steps Capital Funding to develop permanent supportive housing units in Danbury, however the project was put on hold by the State as part of the deficit mitigation measures enacted to deal with the State’s budget problems. MCAA remains committed to proceed with the project should State funding be released. During the reporting period, construction was completed on Samuels Court, a 28-unit affordable housing development in Danbury that includes eleven supportive housing units financed under the State’s PILOT Program, the predecessor to the

Next Steps Program. State financing was allowed to proceed for this project because funding had already been approved in a prior budget cycle.

***“Establish a communication link on upcoming funding availability.”***

COMPLETED. The Housing Partnership and Continuum of Care distribute (in person and by email) information and notices of funding availability received through the email notification systems operated by the Partnership for Strong Communities, CT Reaching Home, the Connecticut Coalition to End Homelessness, the United State Interagency Council on Homelessness and individual State and Federal agencies. Notices, announcements and links regarding fund availability from local, state and federal sources are posted on the Housing Partnership website and distributed through the mass email notification system developed by the Partnership as well as the Greater Danbury Continuum of Care. Funding opportunities are also brought to member’s attention at Partnership and Continuum of Care meetings.

***“Engage shelter and transitional housing providers in planning for logical expansion of existing facilities.”***

COMPLETED AND ON-GOING. This recommendation has been addressed through the efforts of the Social and Supportive Services Committee as well as the Housing and Community Development Committee. The Health, Housing & Welfare Department (now Health and Human Services Department) completed an expansion in 2009 of the number of full-time beds at the City Shelter in connection with a VA grant to provide five transitional beds for homeless veterans. Amos House is currently seeking expansion of its transitional housing services to include a second facility. Emergency shelter capacity in the community was also expanded through the efforts of the Jericho Partnership which opened a new overflow shelter on Maple Avenue. Efforts to encourage the expansion of facilities and services continue to be pursued by the Partnership and by community partners.

***“Improve outreach and linkages to existing training, education and literacy programs.”***

COMPLETED AND ON-GOING. Improved outreach and linkages to existing training, education and literacy programs were achieved through implementation of Danbury Project Homeless Connect with such services bringing brought together to be made readily available to persons who were homeless or in danger of becoming homeless. New training and education initiatives were initiated by the City Health, Housing & Welfare Department in partnership with the Connecticut Department of Labor and the Northwest Regional Workforce Development Board. Linkages have also been explored between the City, the Northeast Regional Workforce Development Board and the Career Development Learning Institute operated by Christian Community Outreach Ministries. The Social and Supportive Services Committee continued to explore further opportunities for outreach and linkages with regard to educational and literacy programs, including discussions with 2-1-1 representatives, Danbury school system personnel and Western Connecticut State University. The Greater Danbury Continuum of Care also conducted a job fair directed to assist persons who were homeless or at risk of becoming homeless. The Public Relations, Marketing and Education Committee included information and links on the Housing Partnership website. The City Health and Human Services Department also increased linkages to such services for clients of the City shelter and day center.

YEAR 2 RECOMMENDATIONS:

***“Work with local banks and other area lending institutions regarding foreclosure properties available for possible permanent housing opportunities.”***

COMPLETED and ON-GOING. Chairman Nolan and the Financial Resources and Fundraising Committee initiated contact with area lenders to review the availability of foreclosed properties and the potential for such properties to be re-cycled into affordable housing. The City of Danbury and the Housing Authority of the City of Danbury (HACD) partnered on a successful application for grant funding to the Connecticut Department of Economic and Community Development under the Federal Neighborhood Stabilization Program. The City was awarded \$867,000 in NSP funding to acquire and renovate foreclosed properties in Danbury as affordable housing. HACD committed matching funds in the amount of \$500,000 from their Housing Replacement Factor Funding allocation from HUD. The City also approved an allocation of \$100,000 towards this effort from its Community Development Block Grant Program funding. During the reporting period three foreclosed condominium units were acquired and are in the process of undergoing rehabilitation to enable them to be rented to eligible tenants. The program remains active with the City and HACD aggressively seeking to acquire additional foreclosed units meeting program eligibility requirements. The units will be Federalized by HACD to ensure that they remain affordable beyond the minimum affordability period of fifteen years required under NSP regulations. The City and HACD also participated in the State of Connecticut’s effort to obtain funding for the second year of the NSP Program, but Connecticut’s application was not approved.

***“Develop 20 units of permanent/supportive housing.”***

COMPLETED. Total units committed for development in Year 2: 43. The total exceeds the Year 2 goal by 23 units. The breakdown of projects is as follows:

- 28 Units- CT Outreach West, Scuppo Rd. Includes 11 PILOTS supportive units.  
(Groundbreaking occurred and construction started in year 2).
- 2 Units- CDBG/LAMPP, Hoyt Street, (Both completed in year 2).
- 1 Unit- Stetson Place (final affordable unit sold/occupied in year 2).
- 2 Units- GDMHA(CofC), 2 Additional Shelter Plus Care vouchers.
- 10 Units- CT Outreach West (Next Step II Supportive Housing scattered site vouchers).
- 43 Units Total (15 completed/occupied in Year 2)**

The Ten-Year Plan set a goal of 35 total units for the first two years. The total number of units committed for development in the first two years was 106, exceeding the goal by 71 units.

The detailed development breakdown through Year 2 was as follows:

- 60 Units- Renaissance (29 completed/occupied)
- 3 Units- Stetson Place (3 completed/occupied)
- 2 Units- CDBG/LAMPP, Hoyt St. (2 completed/occupied)
- 3 Units- GDMHA (CofC) (3 new S+C Vouchers utilized)
- 28 Units- CT Outreach West (2009 Completion)
- 10 Units- CT Outreach West (Next Step II vouchers obtained)
- 106 Units Total (47 completed/occupied)**

**Note: See below for updated totals for number of units committed and completed since the initiation of the Ten-Year Plan.**

***“Explore and encourage expansion of existing partnerships between non-profit agencies and private developers through workshops to increase awareness of financial incentives and funding availability for permanent housing.”***

**REVISED IN JULY, 2009 BY CITY COUNCIL UPON RECOMMENDATION OF THE PARTNERSHIP TO:**

***“Encourage and facilitate partnerships between non-profits, government and private developers to pursue affordable housing funding and create transitional, supportive and permanent affordable housing.”***

During the reporting period the Housing Partnership continued to work to encourage partnerships to produce affordable and supportive housing through the efforts of the Housing and Community Development Committee, the efforts of its chairs and the work of support staff through a variety of means- including meetings, personal contacts, workshops, focus groups and the establishment of workgroups like the Veterans Housing Workgroup that brought together both non-profit and for-profit developers to create transitional and permanent housing for veterans. The veterans initiative resulted in collaborative efforts of NPDCD, Inc., City of Danbury and Housing Authority of City of Danbury to create Vet House which opened in November, 2009. The City is further collaborating with NPDCD, Inc to develop Vet House II, which will involve three permanent supportive housing units for veterans. NPDCD has recently acquired the property and is beginning plans for rehabilitation of the structure. The Housing and Community Development Committee has produced a listing and map of potential sites for affordable housing. The Committee also has met with a number of private and for-profit developers/property owners interested in creating affordable housing or transitional housing opportunities.

***“Explore partnerships with educational institutions to offer classes on services and management of supportive housing”***

**REVISED IN JULY, 2009 BY CITY COUNCIL UPON RECOMMENDATION OF THE PARTNERSHIP TO:**

***“Build the capacity of area agencies to effectively manage supportive housing and provide supportive services in a residential setting through participation in training and educational programs.”***

**COMPLETED AND ON-GOING:** Chair Mark Nolan initiated a partnership with Western Connecticut State University to collaborate on efforts to address homelessness and educate the community about homelessness. As the result of this partnership, WestConn devoted the Annual Beatrice K. Nemzer Social Work Symposium in April, 2009 to the issue of homelessness. The symposium was organized by Professor Patricia Ivry of the Department of Social Work in the School of Professional Studies. The symposium included presentations on the work of the Danbury Housing Partnership, models of successful supportive services in Westchester County, and information on developing supportive services by the CT Partnership for Strong Communities. Efforts aimed at further collaboration with WestConn are on-going. Partnership

representatives, Continuum of Care agencies and community partners also regularly participate in educational and training events sponsored by the CT Reaching Home, CT Partnership for Strong Communities and the Connecticut Coalition To End Homelessness. A current example is the 2010 Lyceum Forum Series "**HOUSING: The Hub of Public Policy 2010.**" The series explores best practices in affordable housing and supportive housing creation and helps identify policy alternatives to promote vibrant communities. The series is presented by the Connecticut Housing Finance Authority, the Connecticut Department of Economic and Community Development and the Partnership for Strong Communities.

***"Explore models of Urban/Suburban Collaborative for Social Services."***

UPDATE: The Social and Supportive Services Committee reviewed and discussed this recommendation but postponed further consideration until year 3 due to the many recommendations assigned to the committee in years 1 and 2 that merited priority.

***"Recommend that HVCEO hire a consulting firm to determine the fair share of affordable housing for each member municipality based on regional need for the next ten years. Include recommended methods available to require and/or offer incentives for the construction or conversion of dwellings that meet state definitions of affordability."***

COMPLETED AND ON-GOING. HVCEO hired Harrall-Michalowski Associates to prepare a Greater Danbury Housing Market Assessment. Partnership Chair Mark Nolan and Vice-Chair Carolyn Sistrunk participated in reviewing and commenting on drafts of the report. The report was completed and released last year. The report identifies the housing needs for each member municipality, includes a summary of available programs to create affordable housing and makes recommendations for additional strategies and programs needed to address the region's housing needs. At the request of Chairman Nolan, HVCEO has agreed to update the report when new data becomes available from the 2010 census. The HVCEO report serves as the basis for further HVCEO discussions on efforts to address housing needs on a regional basis. Chairman Nolan met with HVCEO in January, 2010 to update the members on progress made to address affordable housing needs and to implement the *Ten-Year Plan To End Homelessness*. Mr. Nolan stressed the willingness of the Partnership to work with HVCEO to address housing issues. Following up on recommendations in the Housing Assessment Report, HVCEO members were actively exploring applying for planning grants as a prelude to participation in the ConnecticutHome program that provides authority for municipalities to establish housing incentive zones appropriate for their communities and to receive financial incentives for affordable units created in these zones.

***"Recommend Common Council consider providing property tax credits to owners of residential property who place long-term binding affordable housing restrictions on such residential property."***

IN PROGRESS. Director of Health, Housing & Welfare Scott LeRoy researched existing City and State tax credit/abatement programs and statutes with the assistance of Tax Assessor Colleen LaHood. A variety of local programs and State enabling statutes already exist. This information was provided to the Housing and Community Development Committee for review and follow up.

***"Develop Tax Abatement program for landlords who deed restrict affordable units."***

UPDATE: See comments above.

***“Create educational programs for land use officials regarding the removal of barriers to affordable housing.”***

**REVISED IN JULY, 2009 BY THE CITY COUNCIL UPON RECOMMENDATION OF THE PARTNERSHIP TO:**

***“Create awareness of the need for, and benefits of, affordable housing through the chair’s outreach initiative, consideration of the State’s Housing Incentive Option and implementation of the HUD’s Model Barriers Review Process.”*** (Timetable: Year 3-10)

IN PROGRESS: The Public Relations, Marketing and Education Committee reviewed the original recommendation in the Ten-Year Plan and concluded that it was more applicable to surrounding communities that provide more limited land use options for development of multi-family and affordable housing than does Danbury. The committee’s revised recommendation was intended to expand the target audience beyond just land use officials and to allow for alternative methods of creating awareness of the need for affordable housing and the important links between housing, jobs and community development. During the reporting period, the Partnership commissioned a video on the benefits of community efforts to create affordable housing and implement provisions of the ***Ten-Year Plan To End Homelessness***. The video became the centerpiece of Chairman Mark Nolan’s outreach effort to re-message homelessness and create awareness of the need for affordable housing the region. The video was introduced at the Partnership’s Annual Celebration Breakfast and was made available for viewing on the Partnership’s website and YouTube site. Mr. Nolan has made presentations to local officials in the region at HVCEO as well as at many community organization meetings and events. The Partnership also expanded its capability to create and distribute information through mass emails, the website, Facebook, and other methods.

The Partnership’s Housing and Community Development Committee studied the State’s Housing Incentive legislation in cooperation with the City’s Director of Planning to determine whether the legislation would be appropriate for adoption by the City of Danbury. The committee received and supported a negative recommendation made by the City’s Director of Planning that concluded that Danbury already provided densities in excess of those called for the legislation in order to receive a financial incentive and due to the fact that the State’s budget situation seemed to preclude the possibility of receiving financial payments even if the City adopted the legislation’s provisions. The proposal will be reconsidered in Year 4 with the hope that State regulations and financial incentives will be revised to make the program feasible for implementation in Danbury. HVCEO received a presentation on the new Incentive Housing Zones legislation passed by the State legislature providing incentives to municipalities that create zones providing density bonuses for Incentive Housing Developments providing for a designated percentage of affordable housing units. HVCEO members agreed to further investigate participation in the program as a strategy by which communities could address affordable housing needs in a manner consistent with the individual circumstances and abilities of the smaller communities in the region.

The Housing and Community Development Committee was also asked to review and implement HUD’s Model Barriers Review Process in conjunction with the City Fair Housing Officer Sue Zaborowski as part of the City’s efforts to affirmatively further fair housing choice.

***“Develop loan program for small multi-family properties to upgrade and refurbish.”***

**REVISED IN JULY, 2009 BY THE CITY COUNCIL UPON RECOMMENDATION OF THE PARTNERSHIP TO POSTPONE IMPLEMENTATION UNTIL YEARS 5-10.**

The Partnership recommended that implementation of this recommendation be postponed from Year 2 in the Ten-Year Plan to Year 5-10 due to the severe economic downturn. The Financial Services and Fundraising Committee explored this issue and determined that it was unlikely that a viable rehabilitation program could be established and sustained at this time due to the lack of sufficient local funding sources. In the interim, the community should market and encourage participation in existing programs such as lead abatement, energy conservation, CHIF or other such programs. While the City’s Community Development Block Grant Program has the potential to fund housing rehabilitation on a case-by-case basis, Danbury does not receive a sufficient allocation from HUD to fund a rehabilitation loan program for private property owners at this time. Danbury property owners are eligible to apply for LAMPP Program financial assistance to correct lead paint hazards.

YEAR 3 – 10 RECOMMENDATIONS:

***“Continue aggressive efforts to garner funding and community (support) for housing efforts.”***

COMPLETED AND ON-GOING: The Partnership, acting primarily through its Financial Resources and Fundraising committee, will be committed to pursue funding for the Partnership’s housing efforts throughout the ten year period covered by the plan. The Partnership will also be committed to creating awareness and community support for the its efforts through such means a Chairman Nolan’s Re-messaging Homelessness initiative and outreach campaign. The Partnership’s efforts were aided during the past year by a contribution from the Non Profit Rental Housing Corporation to fund community awareness and education efforts including development of news content, maintenance of the Partnership’s website, development of mass email capability, creation of a presence on Facebook and other educational outreach.

***“Develop a total of 30 units of permanent housing each year in years 3-10.”***

***“Over the next ten years, a total of 275 units will be developed. The objective is to create housing opportunities for at least 400 people through the development of 275 units. At least 150 of the units would serve households of 2 or more persons and 125 would serve individuals, targeting chronically homeless and young adults 18-24. To ensure a mixed tenancy at least 60% will be targeted to families and individuals facing long term homelessness. The remaining 40% will target other households that need affordable housing.”***

PROGRESS TO DATE: Through April 1, 2010, a total of 125 units have been committed for development, representing 45% of the Ten-Year goal. The goal for the first three years of 65 units has been exceeded by 60 units and the goal for the first four years (95 units) by 30 units. The results to date break down as follows:

**Total Affordable Units committed: 125 (82 completed/occupied)**

<b>Committed</b>	<b>Project</b>	<b>Completed</b>
60 Units	Renaissance	29 sold/occupied
3 Units	Stetson Place	3 sold/occupied
2 Units	CDBG/LAMPP	2 completed
3 Units	Continuum of Care	3 vouchers utilized
28 Units	Samuels Court	28 completed/occupied
10 Units	Next Steps Vouchers	10 vouchers utilized
4 Units	Vet House-NPDCD	4 completed/occupied
3 Units	Habitat For Humanity	3 completed
3 Units	Vet House II	
7 Units	NSP-City/HACD	
2 Units	NPDCD Family Rentals	

**125 Committed**

**82 Completed**

A number of other affordable housing or supportive housing developments have been proposed but have yet received firm commitments to proceed:

- 8 Units- MCCA, Next Steps Supportive Housing\*
- 4 Units- Interlude/Victorian Associates, Supportive Housing

\*On hold due to State budget issues.

**Additional Recommendations Included in the Ten-Year Plan Upon Recommendation of the Danbury Housing Partnership and Approved by the City Council in July, 2009**

***“Fund and support Project Homeless Connect as a proven strategy to (1) directly address the needs of people who are homeless or in danger of becoming homeless and (2) to create community awareness of the issues involved with homelessness.***

(Timetable: Years 3-10)

COMPLETED. Danbury’s Third Annual Project Homeless Connect was conducted on December 11, 2009 at Williams Gymnasium on the downtown campus of Western Connecticut State University. Organized by the Greater Danbury Continuum of Care with assistance from the Housing Partnership, this year’s event saw more than two-hundred persons receive services from participating agencies. This marked the first time the event was held at WestConn and the partnership with the university proved to be a resounding success with great support received from university officials and students. The Collegiate Health Services Corps was a welcome addition- providing health education, coordination and translation services.

More than 40 agencies and service providers were available to provide needed services including medical, dental, vision, employment and benefits services and much more. Walsh Catering donated their services and provided a hot breakfast and lunch to all participants. There were many sponsors for this year’s event including the City of Danbury, Danbury Housing Partnership, The United Way, Western Connecticut State University, Walsh Catering, Wal-Mart, Crystal Rock and New Hope Baptist Church. Many more individuals and groups contributed funds, materials or assistance. There were many donations of coats, clothing and footwear.

There were more than 65 volunteers assisting with client registration and client support throughout the day.

Of the more than 200 people served at Project Homeless Connect, 92 received vision checks, 100 received medical services including blood pressure screenings, blood glucose screenings and flu shots, 65 received dental services including dental exams and cleanings, over 180 gift bags were given out including clothing, coats, shoes etc. The event was a huge success with many of the people who attended receiving needed services and appointments for needed follow up.

Credit is due to the Greater Danbury Continuum of Care Project Homeless Committee for their continued commitment and planning for this event. Thanks also are due to the sponsors, contributors, volunteers and participating providers for making this a true community event.

Please visit the Danbury Project Homeless Connect page on the Danbury Housing Partnership website at [www.danburyhousingpartnership.org](http://www.danburyhousingpartnership.org) for more information about the event.

***“Establish the Danbury Housing Partnership Celebration Breakfast as an annual event to galvanize community support for efforts to address homelessness and create affordable housing.”*** (Timetable: Years 3-10)

The **Second Annual Danbury Housing Partnership Celebration Breakfast** took place on **October xx, 2009** at the Ethan Allen Inn in Danbury. The purpose of the event was to encourage the creation of affordable housing opportunities in the region and to marshal community support for implementation of the **Ten Year Plan To End Homelessness**. A highlight of the program was the presentation of the **Housing Partnership Awards** honoring individuals, groups and businesses for their work in providing housing opportunities and supportive services for area residents.

Last year’s event was attended by more than 260 people from throughout the greater Danbury region. Attendees included key representatives from the public, private and non-profit sectors of the community. The program featured the unveiling of a video commissioned by the Danbury Housing Partnership showcasing efforts in the community to implement the provisions of the **Ten Year Plan To End Homelessness** as well as to create affordable housing and supportive housing opportunities. The video was the centerpiece of Chairman Nolan’s campaign to re-message homelessness and create awareness of the need for affordable housing in the region. The video can be viewed on the Partnership’s YouTube page as well as on the Partnership’s website at [www.danburyhousingpartnership.org](http://www.danburyhousingpartnership.org). Proceeds from the breakfast were used to support community efforts to address housing needs, including providing funding to implement the successful **Danbury Project Homeless Connect** in December, 2009.

***“Support the Danbury Housing Partnership Awards in order to recognize and encourage efforts to address homelessness and create affordable housing.”*** (Timetable: Years 3-10)

The **Second Annual Danbury Housing Partnership Awards** were presented at the Danbury Housing Partnership Celebration Breakfast conducted at Ethan Allen Inn in Danbury in October, 2009. Three awards were presented recognizing the contributions of individuals and organizations to creating affordable housing or further implementation of the goals of the **Ten-Year Plan To End Homelessness**. The **Community Partnership Award** was presented to the **Dream Homes Community Center** represented by Rev. P.J. Leopold for their efforts in

managing the Point-Of-Entry system for persons who are homeless- a key element of the **Ten-Year Plan To End Homelessness**- as well as their work in administrating the Homeless Management Information System (HMIS). The award also recognized Dream Homes for implementation of the Beyond Shelter grant program providing counseling and case management to enable individuals and families to transition from shelters to permanent housing in the community.

The **Business Partnership Award** was presented to **Paul J. Valeri and the Non-Profit Development Corporation of Danbury, Inc (NPDCD)** for their efforts in providing affordable housing opportunities for persons and families in the Danbury region. Over a twenty-five year period, NPDCD has either directly produced or contributed to the production of more than one-hundred homeownership and rental units in Danbury. During the reporting period, Vietnam veteran Valeri and NPDCD played the lead role in the development of **Vet House** a new facility containing four permanent units and six transitional beds for homeless veterans along with needed supportive services.

The **Supportive Services Award** was presented to Claudette Fogarty for the skill, dedication and compassion that she has exhibited in her work with individuals experiencing homelessness. Prior to her retirement, Claudette Fogarty was the Coordinator of Shelter Services for the City of Danbury New Street Emergency Shelter. In addition to her case management efforts, Claudette has also contributed to meeting the Objectives of Danbury's Ten-Year Plan To End Homelessness by playing a leading role in operating the Day Center Program at the City Shelter ensuring that our residents were connected with all available housing and support services. Claudette was also a valued contributor to the Homeless Consortium and the Greater Danbury Continuum of Care Shelter Plus Care Screening Committee.

***“Create affordable housing opportunities for seniors to address and prevent homelessness among seniors and free up larger “empty nester” homes as potential housing for families.”*** (Timetable: Years 3-10)

Mayor Mark D. Boughton requested that Chairman Nolan and the Danbury Housing Partnership participate in the process to design and build senior housing on the site of the former Danbury Police Station on Main Street. Preliminary meetings were held during the reporting period to discuss options and review preliminary conceptual plans developed for the site for the purpose of initiating discussion. Chairman Nolan and the Housing and the Partnership's Community Development Committee are anticipated to play leading roles in the consideration of appropriate development plans and strategies for this site. The design and timetable for development will be dependent upon site restrictions and financing considerations determined by the timing and strength of the economic recovery.

While not producing new senior units, a significant positive development in providing affordable senior housing opportunities has been initiated by the Housing Authority of the City of Danbury (HACD) during the reporting period. HACD has received HUD approval for the “federalization” of the Crosby Manor senior housing development. This will result in the provision of significant new funding for physical improvements to the property as well as the provision of rental subsidies by HUD that will lessen the financial burden on tenants. Formerly, the property was under State jurisdiction and received no rental subsidies or maintenance funding. The result of

the federalization approval will be to ensure that Crosby Manor will be a permanent source of well-maintained affordable rental housing for seniors.

***“Create a comprehensive campaign to re-message homelessness and communicate the need for work force housing and senior housing in the region. Take the campaign throughout the region to create awareness of the need for affordable housing and raise funds in support of efforts to end homelessness and create affordable housing.”***

(Timetable: Year 3)

The Danbury Housing Partnership commissioned the production of a video showcasing efforts in the community to implement the provisions of the ***Ten Year Plan To End Homelessness*** as well as to create affordable housing and supportive housing opportunities. The video was the centerpiece of Chairman Nolan’s campaign to re-message homelessness and create awareness of the need for affordable housing in the region. The video can be viewed on the Partnership’s YouTube page as well as on the Partnership’s website at [www.danburyhousingpartnership.org](http://www.danburyhousingpartnership.org). Chairman Nolan also provided a formal update to a meeting of HVCEO in January, 2010 on the efforts of the Danbury Housing Partnership to create affordable housing and implement the provisions of the ***Ten-Year Plan To End Homelessness***. Mr. Nolan also initiated meetings with, and made presentation to, a variety of local organizations, agencies and businesses seeking support of the efforts of the Danbury Housing Partnership. Mr. Nolan also secured a grant from the Non-Profit Rental Housing Corporation to support maintenance of the Danbury Housing Partnership website and expansion of outreach efforts through Facebook and mass email capability.

***“Investigate the suitability and potential of the State’s Housing Incentive Option legislation as strategy to create affordable housing in Danbury and as an opportunity to work cooperatively with our HVCEO neighbors on addressing affordable housing regionally.”*** (Timetable: Year 3).

HVCEO received a presentation on the new Incentive Housing Zones legislation passed by the State legislature providing incentives to municipalities that create zones providing density bonuses for Incentive Housing Developments providing for a designated percentage of affordable housing units. HVCEO members agreed to further investigate participation in the program as a strategy by which communities could address affordable housing needs in a manner consistent with the individual circumstances and abilities of the smaller communities in the region. At least one HVCEO member expressed intention to apply for a State planning grant under the Incentive Housing Zone legislation.

The Partnership’s Housing and Community Development Committee studied the legislation in cooperation with the City’s Director of Planning to determine whether the legislation would be appropriate for adoption by the City of Danbury. The committee received and supported a negative recommendation made by the City’s Director of Planning that concluded that Danbury already provided densities in excess of those called for the legislation in order to receive a financial incentive and due to the fact that the State’s budget situation seemed to preclude the possibility of receiving financial payments even if the City adopted the legislation’s provisions. The proposal will be reconsidered in Year 4 with the hope that State regulations and financial incentives will be revised to make the program feasible for implementation in Danbury. Chairman Nolan expressed to HVCEO the willingness of the Danbury Housing Partnership to facilitate and assist further consideration of appropriate regional approaches to address affordable housing needs such as the Incentive Housing Zone approach.

