



CITY OF DANBURY

CONSOLIDATED PLAN 2018-2022

Annual Action Plan: 2018-2019



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This Five Year Consolidated Plan replaces the Plan prepared for the period between August 2013 and July 2018. The process of preparing the 2018-2022 Plan has included the following:

- Update of statistical data describing housing and non-housing community development needs.
- Review and revision of priorities and objectives to address needs as appropriate.
- Analysis of resources available to address identified needs.
- Focus on a strategy to use CDBG funds to leverage other resources to address identified needs.
- Establishment of measurement benchmarks.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

In terms of priorities and objectives, Danbury's Strategic Plan continues to focus on segments of the population most in need as well as neighborhood supported infrastructure investments. These include the needs of the homeless, lower income renters, people with special needs and senior citizens. Danbury continues to serve as the primary provider of services to these population segments within the Housatonic Valley Region. In addition to CDBG resources, the City contributes \$425,000 annually to the United Way of Western Connecticut to address a wide range of community needs.

The City's Consolidated Plan Priorities are summarized in the list below and can be found in more detail in Sections SP-25 and SP-45.

Housing Priorities

- Provide affordable rental housing opportunities for extremely low and very-low income renters by increasing the supply and maintaining the availability of affordable rental housing in the City.
- Cultivate affordable homeownership opportunities through the financing or construction of housing for first time homebuyers, the preservation of existing ownership housing through rehabilitation and improving the availability of supportive social services to homeowners.

Homeless Priorities

- Increase the level and delivery of support services to the homeless and those at-risk of becoming homeless.
- Address the issue of homelessness consistent with the Ten Year Plan To End Homelessness.
- Address the needs of homeless veterans in the community through the expansion of facilities to meet their needs.

Other Special Needs/Non-Homeless Priorities

- Support and promote supportive housing services and other appropriate services to assist individuals in overcoming or better dealing with their special needs.

Non-Housing Community Development Priorities

- Maintain and improve existing public facilities and encourage the development of upgraded facilities.
- Encourage the continued maintenance and improvement of the City's infrastructure.
- Support the continuance and/or expansion of existing public service programs including those which provide services to the handicapped, youth, and/or substance abusers or which offer transportation services and employment training.
- Expand existing efforts to meet the needs of the City's physically handicapped population.
- Enhance and expand other community development efforts, particularly with regard to lead-based paint remediation/education and code enforcement activities.
- Provide a variety of public service programs to meet the needs of the City's low-, moderate and special needs populations.
- Support economic development efforts that provide benefit to low and moderate-income persons and neighborhoods and/or promote commercial expansion and revitalization.
- Support energy conservation to address environmental impacts and the increasing cost burden resulting from escalating energy costs.
- Continue existing administrative and planning activities necessary for the implementation of the objectives, actions and programs outlined in this Strategic Plan.

These priorities guide Annual Action Plan funding allocation determinations. The projects proposed for 2018-2019 are consistent with these priorities.

3. Evaluation of past performance

The City has evaluated its progress and performance during the past year and found it to be satisfactory.

Approximately three years into the last Consolidated Plan period, the City changed its administration model to self-administered. Direct administrative compliance duties are now assigned in-house. While the Program Administrator approach using a third party consultant was highly successful, the City has found that self-administration results in an even higher level of collaboration and cooperation among key City departments to provide the best level of services to eligible groups and neighborhoods. Further, increased collaboration between City departments and social service agencies has resulted in more focused services to the population groups and neighborhoods with the greatest need, and less duplication of services.

4. Summary of citizen participation process and consultation process

The City of Danbury followed a detailed citizen participation plan that addressed each of the following elements in the preparation of its ConPlan. The Citizen Participation Plan was designed to address groups of interested parties and potential participants including: citizens, non-profit organizations, social service providers, governmental entities and other interested parties. The City has evaluated the impact of its existing Plan and, with few exceptions, has elected to sustain the basic principles adopted in its previous plan.

- Public Hearings

The City has held two (2) public hearings at convenient times for people who might or will benefit from program funds; were accessible to people with disabilities; and were adequately publicized. These public hearings are held to obtain views of citizens, public agencies and other interested parties and respond to proposals and comments at all stages of the consolidated submission process, identifying housing and community development needs, reviewing proposed uses of funds, and reviewing program performance.

5. Summary of public comments

No written comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

No written comments were received.

7. Summary

See narratives above.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	DANBURY	
CDBG Administrator	DANBURY	Finance Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Mayor of the City of Danbury has designated the Department of Finance to administer the CDBG program and represent the City through the consolidated planning and submission process. Responsibilities also include the management and implementation of Community Development Block Grant funds; grant and funding applications to other state, federal or private financing institutions; project conception, design and implementation management, interface liaison with other primary, secondary or tertiary agencies involved in the local community development and affordable housing process. The Director of Finance, Mr. David St. Hilaire and Andrea Gray, served as key contact persons during the preparation of the Consolidated Plan.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The Mayor of the City of Danbury has designated the Department of Finance to administer the CDBG program and represent the City through the consolidated planning and submission process. Responsibilities also include the management and implementation of Community Development Block Grant funds; grant and funding applications to other state, federal or private financing institutions; project conception, design and implementation management, interface liaison with other primary, secondary or tertiary agencies involved in the local community development and affordable housing process. The Director of Finance, Mr. David St. Hilaire and Andrea Gray, served as key contact persons during the preparation of the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City has on-going consultation with other public and private agencies that provide assisted housing, health services, and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons).

While preparing the portion of its consolidated plan concerning lead-based paint hazards, the City has consulted with the Federally Funded LAMPP Program, local health and child welfare services and agencies and examined existing data related to lead-based paint hazards and poisonings, including local Health Department data on the addresses of housing units in which children have been identified as lead poisoned.

The City has participated with adjacent units of general local government, including local government agencies, in region-wide activities through the Western Connecticut Council of Governments (WesCOG), particularly for problems and solutions that go beyond a single jurisdiction. The completion of a Comprehensive Economic Development Strategy (CEDS) has provided data that illustrates the need for the continued cooperation between the private and public sectors.

The City has consulted with the Danbury Housing Authority concerning consideration of public housing needs, and will continue to consult with the Housing Authority throughout the Consolidated Plan period regarding consideration of public housing needs and planned comprehensive grant program activities.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Services include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing and activities to prevent low-income individuals and families with children from becoming homeless.

While the original efforts to provide nighttime shelter to homeless individuals began with a volunteer organization, the approach has evolved into a comprehensive, multi-disciplinary collaborative one. The services within the City have been developed and supported with the goal being to provide a continuum of care that encourages and challenges homeless persons to move from homelessness to self-sufficiency.

While many social service organizations within the community have a long history of coordination, cooperation and of sharing information, there remains a fragmented social service network that lacks coordination and results in the duplication of services in many instances. When looking to the homeless population service providers, the cooperation present among these groups/agencies is most useful when compiling estimates regarding the homeless population in the community.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Danbury isn't eligible for ESG funds, but it participates in the Balance of State Continuum of Care which has implemented the Homeless Management Information System (HMIS) to coordinate the collection and analysis of data on the homeless population served in Danbury, as well as creating a universal intake form. Regional outreach has also occurred and additional funding resources are being explored.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	DANBURY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with PHA so that information can be made available at public hearings
2	Agency/Group/Organization	Community residents
	Agency/Group/Organization Type	The public
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-housing community development needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public notice was provided through newspaper and direct release to LMI community groups

Identify any Agency Types not consulted and provide rationale for not consulting

Not Applicable

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Danbury Housing Partnership	Goals and strategies are consistent with Strategic Plan.
Mayor's Task Force to End Homelessness	Task Force Appointees	Goals and strategies are consistent with Strategic Plan
Fair Housing Plan	Housing Authority of the City of Danbury	Goals and strategies are consistent with Strategic Plan
Comprehensive Economic Development Strategies	Western Connecticut Council of Governments	Goals and strategies are consistent with Strategic Plan

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City has participated with adjacent units of general local government, including local government agencies, in region-wide activities through the Western Connecticut Council of Governments and Regional Economic Development Partnership, particularly for problems and solutions that go beyond a single jurisdiction. An example of this is the regional approach to Homeless Needs as part of the Mayor's Ten Year Plan to End Homelessness. Danbury also participated in the preparation of a CEDS, which was published in late 2013.

Narrative (optional):

See above.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Danbury followed a detailed citizen participation plan that addressed each of the following elements in the preparation of this Consolidated Plan. The Citizen Participation Plan was designed to address each of the following groups of interested parties and potential participants: Citizens, Non-profit organizations, Social Service providers, Governmental entities and other interested parties. The City has evaluated the impact of its existing Plan and, with few exceptions, has elected to sustain the basic principles adopted in its previous plan.

Participation

The plan provides for and encourages citizen participation, emphasizing the involvement of low-, very low-, and extremely low-income residents where housing and community development funds may be spent. The City encourages the participation of all its residents, including minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments in all stages of the process.

Access to Meetings

The City shall afford adequate, timely notification so citizens can attend local meetings and public forums.

Access to Information

Citizens, public agencies, and other interested parties, including those most affected, shall have the opportunity to receive information, review and submit comments on any proposed submission concerning the amounts of funds available, including the estimated amount proposed to benefit low-, very low-, and extremely-low income residents. These groups shall also have access to the City's plans to minimize displacement and assist those displaced as a result of these activities. Citizens and citizen groups shall also have access to record for at least five years. Copies of the ConPlan/Action Plan were available at City Hall and the Library for the 30 day comment period starting June 23, 2018. The documents were also posted on the City of Danbury website.

The City provided a period, (June 23, 2018 to July 24, 2018), to review comments from citizens or units of general local government, on the Program Year 44 Plan. The City has considered the views of citizens, public agencies and other interested parties in preparing its final draft Plan submission and has attached a summary of any citizen comments.

The entire draft Five Year Consolidated Plan including the Program Year 44 Annual Action Plan was also made available for a 30 day period commencing on June 23, 2018.

Technical Assistance

Reasonable technical assistance is provided to all-income groups that requested assistance in developing proposals under the annual submission at no cost.

Public Hearings

The City held two (2) public hearings at convenient times for people who might or will benefit from program funds; were accessible to people with disabilities; and were adequately publicized. These public hearings are held to obtain views of citizens, public agencies and other interested parties and respond to proposals and comments at all stages of the consolidated submission process, identifying housing and community development needs, reviewing proposed uses of funds, and reviewing program performance.

Timely Response

The City shall provide timely, written answers to written complaints and grievances, within 15 days, where practical.

Materials related to the Citizen Participation Process are included as an attachment.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community All General Public	No comments received	No comments received	NA	
2	Internet Outreach	Non-targeted/broad community All General Public	Draft Plans were advertised online and made available for a 30-day Public Comment Period	No comments were received	NA	
3	Newspaper Ad	Non-targeted/broad community Service Providers	Draft Plans were made available for 30-day Public Comment Period	No comments received	NA	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To produce a vibrant, healthy mix of housing opportunities, cities like Danbury must have a variety of resources to respond to housing need. However, the capacity to fill every housing void is not an achievable goal for the City alone. Danbury must strive to produce a well-maintained and balanced housing stock for all its citizens by stimulating and partnering to create housing opportunities wherever possible. Market rate housing is necessary to promote the economic health of the City, while subsidized housing promotes affordable and stable housing opportunities for its lower income population. Such housing responsibilities involve a variety of need populations, having no particular geographical limitation within the community.

The lead agency, designated in the ConPlan to coordinate and manage the process, is the Finance Department of the City of Danbury, Connecticut. Under the direction of the Mayor, the Finance Department is responsible for providing CDBG oversight and coordination to its related service providers and the public.

Consultation with outside individuals and agencies was programmed as a vital part of the ConPlan's development. Participation levels and contributions of information to the ConPlan varied depending on the level of "connection" to the mission of each contributor. Contributors included both public and private, individual and agency, profit and non-profit, local and regional entities. The outreach effort to generate input is considered substantial, based on the minimum requirements set forth in the ConPlan.

The City of Danbury prepared and adopted a comprehensive plan for citizen participation which extends well beyond the minimum criteria set forth in the Final Rule. It clearly identifies the City's commitment to encourage citizen participation from various income groups, ethnic groups and citizens with disabilities. This is accomplished through prudent and timely noticing of meetings or forums, providing access to information at a variety of locations and at levels of detail which clearly indicate priorities for programs, spending, benefit levels and displacement objectives.

Much of the information in the ConPlan relied upon 2012-2016 American Community Survey data, particularly for housing and homeless needs assessment purposes. More recent data on homelessness, HIV/AIDS needs assessment, and public housing facilities and programs were obtained from pertinent departments and agencies for utilization in the ConPlan. Where more recent or more accurate information was available, on any particular aspect of the ConPlan, this data was included. Maps and table information were derived from HUD, the City of Danbury's Plan of Conservation and Development, U.S. Census and previous Consolidated Plans adopted by the City of Danbury, Connecticut.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Since the preparation of the 2008-2013 Plan, the U.S. Department of Housing and Urban Development (HUD) made available data which estimates housing needs in Danbury. These estimates are based on the 2012-2016 American Community Survey from the U.S. Census. This process identified the following trends since the preparation of the previous Plan in the form of a comparative community profile.

Burdens on Renter Households: Of the 11,359 renter households in the City of Danbury in 2009-2013, 45.9% indicated that their rent exceeded 30% of their income. This figure compares to approximately 27% in 2010 and approximately 30.9% in 2000. In addition, 24.1% of the specified renter households paid more than 50% of their household income for housing costs as of 2009-2013, compared to 22.3% in 2010 and 13.5% in 2000.

Cost Burden/Income: The 2009-2013 ACS data shows that approximately 70.1% of all renter households qualified for housing assistance since their incomes were at or below 80% of the Area MFI, compared to approximately 62.6% of all renters in 2010, and 56% in 1990. This increase is indicative of the household income of Danbury renter households not keeping pace with increases in the income of other households in the region as well as rising rents reflective of this trend in rent levels in the market area. Of renter households earning 30% or less of the Area MFI, 51% paid more than 30% of their income toward housing costs, compared to 64.8% in 2000 and 50% in 1990. Renter households earning between 30% and 50% of the Area MFI faced similar cost burden problems, with 64.8% of these households paying more than 30% of their household income for housing compared to 57% in 2000 and 73% in 1990.

Owner Cost Burden/Income: As reported by the 2009-2013 ACS, about 61.3% of all dwelling units in Danbury were owner-occupied. 11.8% of these homeowners earned less than 80% of Area MFI. 25.8% of all homeowners reported having some type of housing problem, and 24.4% paid more than 30% of their household income for housing costs, compared to 25.6% in 2000 and 27.6% in 1990. However, 14.7% paid more than 50% of their household income for housing expenses, compared to 9.5% in 2000 and 6.9% in 1990, which could reflect fixed income elderly.

The percentage of households with housing problems earning less than 30% of the Area MFI was 46.7% in 2009-2013, compared to 78.8% in 2000. For households earning between 30% and 50% of Area MFI, 29.3% had housing problems in 2009-2013 compared to 56.7% in 2005-2009. Increasing income from 30%-50% of AMFI to 50%-80% still resulted in 18.8% reporting housing problems, while only 5.1% reported housing problems among those with incomes 80%-100% of AMFI.

Elderly Persons: For many seniors, fixed incomes and high housing and medical costs are resulting in a struggle for economic survival. The elderly also lack social and economic opportunities. In 2009-2013, of the 5,219 owner households earning less than 80% AMFI 43.8% are elderly households. Of the 6,934 renter households earning less than 80% AMFI, 22.7% were elderly households.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	74,848	81,967	10%
Households	28,519	29,358	3%
Median Income	\$53,664.00	\$64,969.00	21%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,380	4,015	4,755	3,280	11,925
Small Family Households	1,800	1,435	2,245	1,700	6,190
Large Family Households	370	375	470	190	1,140
Household contains at least one person 62-74 years of age	940	660	625	685	2,315
Household contains at least one person age 75 or older	1,115	845	430	355	545
Households with one or more children 6 years old or younger	925	880	820	420	1,185

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	195	145	50	0	390	0	0	10	0	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	85	95	125	10	315	0	0	20	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	45	135	90	315	0	35	45	30	110
Housing cost burden greater than 50% of income (and none of the above problems)	1,885	530	70	0	2,485	1,310	700	605	155	2,770

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	505	940	745	205	2,395	275	585	825	895	2,580
Zero/negative Income (and none of the above problems)	75	0	0	0	75	135	0	0	0	135

Table 7 – Housing Problems Table

Data 2009-2013 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,210	810	380	100	3,500	1,310	735	680	185	2,910
Having none of four housing problems	1,265	1,380	2,020	800	5,465	390	1,085	1,675	2,195	5,345
Household has negative income, but none of the other housing problems	75	0	0	0	75	135	0	0	0	135

Table 8 – Housing Problems 2

Data 2009-2013 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,095	830	400	2,325	340	425	820	1,585
Large Related	310	105	110	525	20	180	185	385
Elderly	465	250	49	764	875	485	275	1,635
Other	785	430	385	1,600	355	210	225	790
Total need by income	2,655	1,615	944	5,214	1,590	1,300	1,505	4,395

Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	955	305	0	1,260	340	345	460	1,145
Large Related	235	40	0	275	20	70	35	125
Elderly	265	65	15	345	640	180	70	890
Other	640	165	55	860	315	120	45	480
Total need by income	2,095	575	70	2,740	1,315	715	610	2,640

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	95	130	220	60	505	0	35	55	30	120

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	10	40	10	60	0	0	10	0	10
Other, non-family households	35	45	0	25	105	0	0	0	0	0
Total need by income	130	185	260	95	670	0	35	65	30	130

Table 11 – Crowding Information – 1/2

Data Source: 2009-2013 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

HUD tabulates housing problems as: Substandard Housing, lacking complete plumbing or kitchen facilities; Severely Overcrowded, with more than 1.51 people per room; Overcrowded, with 1.01 to 1.5 people per room; Severe Cost Burden, housing costs greater than 50% of income; and Cost Burden, housing costs greater than 30% of income.

Of all households, 11,600 out of 29,358 households (39% total, 49% of renters and 33% of owners) have one of several housing problems. Across all income levels, cost burdens are a much more common problem than substandard housing or overcrowding. This is the predominate housing problem throughout Connecticut. For the 11,600 households experiencing one of the selected housing problems,

38% of renters and 39% of owners experienced cost burdens between 30% and 50% of income, and 41% of renters and 56% of owners experienced cost burdens of greater than 50% of income. Among total households experiencing one of several housing problems, 86% are experiencing cost burdens of over 30% of AMI as opposed to overcrowding or substandard living conditions. However, discussions with service providers also indicate that large numbers of Hispanic or Latino households are doubling or tripling up in overcrowded conditions. These families may be undocumented and thus difficult to quantify. Across all households, 40% of renters and 20% of owners have cost burdens over 30% of income, with 22% of renters and 13% of owners reported with burdens over 50% of income.

Are any populations/household types more affected than others by these problems?

Among renters and owners, households earning 0-30% AMI are the most likely to have housing cost burdens over 50% of income (65% of renters and 74% of owners earning 0-30% AMI compared to 41% of all renters and 56% of all owners reporting a housing problem). Households who are making over 30% AMI are more likely to have housing cost burdens of only over 30% of income. Of renters, 57% of households making 30-50% AMI, 75% of households making 50-80% AMI, and 70% of households making 80-100% AMI have housing cost burdens over 30% of their income. Of owners, 65% of households earning 80-100% of AMI are paying more than 30% of their income on housing.

Of households with incomes 0-30% of AMI, 64% have one or more severe problems, such as lacks kitchen or complete plumbing, severe overcrowding, and severe cost burden, with roughly similar distribution between renters (64%) and owners (65%). In fact, renters earning more than 50% of AMI were more likely to have no severe housing problems compared to owners in the same income category (91% of renters earning 50-100% of AMI had no severe housing problems, compared to 75% of owners earning 50-100% AMI).

Among households with cost burdens over 30% of income, household types with disproportionate needs are small related renters and owners with 50-80% AMI, large related owners with 50-80% AMI and elderly owners making 0-30% AMI. Among very low income households with 0-30% AMI (58% of total renters and 33% of total homeowners), elderly renters are 78% of the group and elderly homeowners are 59% of the group. Among households with incomes of 30-50% AMI (33% of total renters and 44% of total owners), large related household renters are 44% of the group. Among households with incomes 50-80% AMI (9% of total renters and 23% of total homeowners), small related homeowners are 34% and large related households are 49% of the group. Among households with severe cost burdens over 50% of income, household types with disproportionate needs are: Among very low income households with incomes of 0-30% AMI (84% of renters and 39% of homeowners), elderly renters are 98% of the group and elderly homeowners are 74% of the group. Among households with incomes of 30-50% AMI (16% of renters and 43% of homeowners), small related renters are 27% of the group and large related homeowners are 56% of the group. Among households with incomes of 50-80% AMI (0% of renters and 18% of homeowners), small related homeowners are 31% of the group and large related homeowners are 36% of the group. For both cost burdened and severely cost burdened households, extremely low-income elderly (renters and homeowners) are disproportionately affected,

likely due to retirement from full-time work, living on fixed incomes, and other factors. Almost all (98%, 425 households) elderly renters at the lowest income levels are severely cost-burdened. As incomes increase, disproportionate cost burden and severe cost burden shifts from renters to homeowners with small and large families. This could be due to households with moderate incomes buying houses with mortgages that are more expensive than they can truly afford. High home values in Danbury make homeownership very difficult for households with incomes below 100% AMI.

Only 4% of households in Danbury experience crowding, defined as having more than one person per room. Among owners, 83% of crowding cases were in single family homes. Thirty owner-occupied, multiple, unrelated family households with income of 80-100% AMI also had crowding. Among renters, 77% of crowding occurred in single family households as well with 23% of crowded households in the other, non-family households category. Again, overcrowding conditions may be under-reported due to illegal doubling or tripling up.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Housing problems are not limited to the homeless and families and individuals in transitional housing. Acute housing crises can occur quickly for those households whose income is substantially below the area median and who spend a large amount of their income on housing. For households in the Danbury area earning less than 80% of area median income and who spend 30% or more of their income on housing, an unexpected bill or the loss of a job can be financially catastrophic almost immediately. An estimated 11,168 or 38% of households in Danbury meet this definition, according to American Community Survey data. Of the most extreme at-risk households, those making less than or equal to only 30% of area median income and spending more than 50% of income on housing needs, are 3,020 or 10% of households. These extreme high-risk households are 31% owners and 69% renters. Among renters, these households tend to be (non-family, non-elderly) 27.6%, small families 22.4%, and elderly non-families 10.4%. Among owners, the largest group is among elderly non-families at 13.2%.

Additional affordable housing could substantially reduce the financial stress that these households face.

Needs of Formerly Homeless Families and Individuals Receiving Rapid Re-Housing Assistance and Who Are Nearing the Termination of Assistance

There is a lack of on-going case management to ensure that individuals and families can acquire and retain permanent housing. The needs of the community often mean that social workers must work on a triage system, focusing first on finding shelter for homeless families and individuals, leaving fewer resources available for continued resources for those who are now in housing. This can leave the

formerly homeless unprepared for the ongoing maintenance required to keep housing, and potentially result in a return to homelessness. The lack of more beds in a family shelter in Danbury is also a problem.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The operational definition of at-risk populations is a household that is low-income (makes less than 80% of median income) and is currently cost-burdened (pays more than 30% of income toward housing costs). These households may be one financial loss from losing their current housing. Extremely at-risk populations are households who are extremely low-income (30% or less of area median income) with high cost burden (50% or more of income is used for housing). To arrive at these estimates, American Community Survey data from the U.S. Census Bureau and CHAS data from HUD were used.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe cost burdens coupled with low income create an environment in which losing a job or any other financial setback can result in homelessness. Coupled with a housing market that has high rents and low vacancy, many households will have a difficult time getting back into private housing.

Discussion

No additional discussion is needed.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Cost Burden/Race and Ethnicity: In 2009-2013, 46% of all renter households in Danbury were minority households, compared to 36.5% in 2000 and 24% in 1990. These households generally absorb a disproportionate amount of the rental housing cost burden in the City due to a higher likelihood of lower household incomes. In 2009-2013, 60.9% of all minority-headed renter households reported housing problems, compared to 55.4% in 2000 and 63.5% in 1990. 49% of all minority renters have cost burdens of 30% or more of their income. The Hispanic and Latino population is the largest minority householder group, at 16% of all householders, followed by 6% each for Black or African-American and Asian, and 2% for other/multiple races. Hispanic and Latino households are disproportionately (more than ten percentage points) represented amount renters (28% of all renters) and households with housing cost burdens of greater than 50% of income (30% of all renters with cost burdens of greater than 50% of income).

HUD defines "disproportionate" as ten or more percentage points. By that metric, the only minority group that has disproportionately greater needs in comparison to the total population of the minority group is Hispanic and Latino households making 50% to 80% of AMI. While they are 23% of the total population in the HUD-provided data, they account for 36% of the population in the 50% to 80% AMI group that has one or more of four housing problems. Due to the unknown numbers of recent Hispanic or Latino immigrants who may be undocumented, these figures may underreport the true extent of cost burden for this population.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,300	875	210
White	2,460	410	145
Black / African American	330	55	0
Asian	85	45	10
American Indian, Alaska Native	20	15	0
Pacific Islander	0	0	0
Hispanic	1,250	325	55

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,070	945	0
White	1,550	680	0
Black / African American	115	70	0
Asian	245	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	980	185	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,630	2,125	0
White	1,355	1,555	0
Black / African American	115	45	0
Asian	195	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	755	475	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2009-2013 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,380	1,900	0
White	720	1,345	0
Black / African American	175	65	0
Asian	95	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	385	240	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2009-2013 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

See previous discussion.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Among householders experiencing severe housing problems, Hispanic and Latino households are disproportionately impacted at higher income levels. 48% of households earning 50%-80% of AMI experiencing severe housing problems are Hispanic and Latino householders, as well as 47% of households earning 80%-100% of AMI experiencing severe housing problems, Hispanic and Latino householders are only 23% of this sample. Need may be underreported due to undocumented recent immigrants. According to the 2009-2013 American Community Survey 5-Year Estimates, roughly 30% (over 23,000 persons) are foreign-born in Danbury. Of the foreign-born population, roughly 14% were born in Europe, 16% in Asia, 3% in Africa and 65% in Latin America. For the total population over 5 years old, 20% speak Spanish at home and 9% speak Portuguese. The Executive Director of the Hispanic Center of Greater Danbury is working diligently with new immigrant population as well as City and Housing Authority officials on these issues.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,520	1,655	210
White	2,035	840	145
Black / African American	255	135	0
Asian	60	70	10
American Indian, Alaska Native	20	15	0
Pacific Islander	0	0	0
Hispanic	1,000	570	55

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,545	2,465	0
White	710	1,525	0
Black / African American	49	140	0
Asian	195	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	25	0	0
Hispanic	570	590	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,060	3,695	0
White	545	2,360	0
Black / African American	95	60	0
Asian	135	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	265	960	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	285	2,995	0
White	120	1,950	0
Black / African American	30	205	0
Asian	35	215	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	540	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2009-2013 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

See previous discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Disproportionately greater needs in terms of Cost Burden is discussed in Section NA-15 and NA-30 which follows.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,675	6,750	5,690	235
White	12,055	3,970	3,245	175
Black / African American	735	465	390	0
Asian	1,180	260	260	10
American Indian, Alaska Native	15	0	20	0
Pacific Islander	0	0	25	0
Hispanic	2,470	1,685	1,590	55

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

According to the table above, no racial or ethnic group has disproportionately greater need in paying 30-50% of income toward housing costs. Hispanic households are disproportionately represented in the sample paying more than 50% of income toward housing costs while 18% of the jurisdiction as a whole is severely cost-burdened, 32% of Hispanic households are cost-burdened, 14 percentage points above the total. Asian households are disproportionately paying less than 30% of income toward housing costs (77% of Asians compared to 61% of households in the jurisdiction as a whole), and all American Indian/Alaska Natives pay less than 30% of income toward housing costs.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Racial and ethnic groups that have displayed disproportionately greater needs have been Hispanics/Latino populations at most income levels, with Asian and Black/African American populations showing need at higher income levels. Both Asian and Black/African American households are much lower proportions of the total population (6% each), which means that in many cases that they are disproportionately represented, the total number of households is still relatively low. For example, while 60% of Black/African Americans with 80-100% of AMI have one or more housing problems compared to 43% of the jurisdiction as a whole, the actual number of households is 15 out of 25.

If they have needs not identified above, what are those needs?

There are no needs known at this time not identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Hispanic or Latino population is clustered near the downtown in Census Tracts 2102, 2102, 2107.01, and 2107.2. All of these tracts have 10 percentage points more Hispanic or Latino individuals than the average over the city as a whole, with Census Tract 2107.1 over 50% Hispanic or Latino. This is shown on the map *Race and Ethnicity: Percent Hispanic or Latino by Census Tract*. The Black or African-American population is more dispersed throughout Danbury, as shown on the map *Race and Ethnicity: Percent Non-Hispanic Black by Census Tract*. Maps are included as an attachment to the plan in the "Additional Attachments and Maps" attachment.

NA-35 Public Housing – 91.205(b)

Introduction

The following tables and narrative provide background on the housing programs and units available through Danbury's Public Housing Authority.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
									Average Annual Income
Average length of stay	0	0	7	5	0	5	1	0	
Average Household size	0	0	2	2	0	2	1	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	188	68	0	67	0	0
# of Disabled Families	0	0	40	247	0	234	1	0
# of Families requesting accessibility features	0	0	350	664	0	641	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	159	425	0	409	1	0	0
Black/African American	0	0	174	232	0	225	0	0	0
Asian	0	0	16	4	0	4	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	3	0	3	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	173	205	0	195	0	0	0
Not Hispanic	0	0	177	459	0	446	1	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits federal agencies and all non-federal agencies receiving federal funds from excluding people with disabilities, including psychiatric disabilities, from programs or activities - including specific housing programs - because of their disability. The Danbury Housing Authority's 504 plan discusses the elements and goals involved in converting housing units to render them handicap accessible. Accessibility Needs are depicted as a high priority.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Applicants are tracked with a variety of waiting list formats for multiple programs. The applicants are transferred directly to Section 8 where the system maintains records of tenants and landlord payments, as well as utility schedules. Rent changes and recertifications are automatically calculated and then printed together with all requisite recertification forms and documents. In addition to providing on-line maintenance of tenant and landlord data, the system tracks portability payments, invoices PHAs for vouchers it administers. The Authority also has complete electronic submission capabilities for the HUD 50058 and TRACS 50059, which it currently employs in administering its current programs.

Residents of Public Housing and Housing Choice voucher holders are in need of permanent affordable housing. Economic realities often make it difficult for households to save the required funds for a house down payment or two months' rent for a security deposit. Other common needs of low and moderate income households include social and medical services, as low and moderate income households are often without or have inadequate insurance.

How do these needs compare to the housing needs of the population at large

The households of low and moderate income across the city face many of the same housing issues: high cost and short supply of available land for development, shortage of new affordable housing stock, and shortage of assistance funds create financial impediments to housing for many. Price pressures on housing are being felt along the spectrum of the housing market due to large influxes of both high and low income households to the area.

Discussion

See narratives above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Largely due to a lack of funding for services and housing, there is a shortage of services to affirmatively address the crisis of homelessness throughout the region, including to some extent the City of Danbury. While the total number of homeless is not an alarmingly high figure for a city the size of Danbury, any number of homeless warrants public attention and support. Further, the provision of services to those currently homeless and to those currently at risk of becoming homeless will help curb the spread of homelessness, as would an increase in the supply of affordable housing.

The most pressing need of low-income individuals and families with children, especially those with incomes at or below 30% of the median income, is decent, safe and affordable housing. Several programs currently exist to help these individuals and families with children so that they are able to find and retain housing and thus lessen the threat of homelessness. Among these are the services provided by the Housing Mediation Program operated through the Community Action Agency of Western Connecticut. This program seeks to help low-income individuals and families with children by finding affordable housing and to act as an intermediary in tenant/landlord disputes in situations regarding safe housing and possible eviction. In addition, several area organizations, such as the Community Action Agency of Western Connecticut and TBICO, have programs that provide emergency utility and rental assistance. CAAWC also administers a program that provides emergency mortgage assistance. However, the greatest need is for a homeless shelter which provides housing for families with children. The lack of such a resource results in the separation of family members.

The tables and related data represent information on the City of Danbury's homeless population drawn from the Greater Danbury Continuum of Care's "Point-in-Time" count of the homeless population in the Greater Danbury area, conducted in January 2017. The data also includes sub-populations within the homeless community, such as persons/families with service needs related to domestic violence, mental illness, drug and/or alcohol abuse, etc. It is important to note that the most pressing concern is to serve families with children.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	9	0	0	5	0
Persons in Households with Only Children	2	16	0	0	0	0
Persons in Households with Only Adults	0	55	0	24	0	0
Chronically Homeless Individuals	3	29	0	10	0	0
Chronically Homeless Families	0	0	0	1	0	0
Veterans	0	7	0	8	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	1	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
CT Point-in-Time Count 2017 - Danbury

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Service providers in Danbury have observed that there is often both a lack of short-term resources available for families, as well as a lack of longer-term resources and case management for single homeless individuals. Many recently homeless families only need temporary housing and services, but there is often a lack of shelter options that allow families to stay together, as many shelters are adult-only or have limited space for families. Under these circumstances, some families are forced to split up or travel to different towns in order to find shelter.

Conversely, once single homeless individuals have temporary housing, service providers have to prioritize housing services for other individuals. Lacking long-term follow-up care and resources, these individuals often fall back into homelessness.

Unaccompanied youth tend to couch surf and double up with other families, making it difficult to obtain accurate numbers on their numbers.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Service providers in Danbury have observed that there is often both a lack of short-term resources available for families, as well as a lack of longer-term resources and case management for single homeless individuals. Many recently homeless families only need temporary housing and services, but there is often a lack of shelter options that allow families to stay together, as many shelters are adult-only or have limited space for families. Under these circumstances, some families are forced to split up or travel to different towns in order to find shelter.

Conversely, once single homeless individuals have temporary housing, service providers have to prioritize housing services for other individuals. Lacking long-term follow-up care and resources, these individuals often fall back into homelessness.

Unaccompanied youth tend to couch surf and double up with other families, making it difficult to obtain accurate numbers on their numbers.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The City of Danbury keeps records on the racial and ethnic classifications of clients visiting the Day Center and the Night Shelter. According to the most recent data available from the City of Danbury Health and Human Services Department, the Day Center served 335 people in the last four quarters, and the Night Shelter served 123 people. Of these 458 total people, about 12% were Black or African American, 1% was either Asian or American Indian/Native American, and 87% were White. Of the total

people served by the Danbury City Shelter, about 19% were Hispanic or Latino and 81% were non-Hispanic.

These numbers can be used as a rough estimation of the racial and ethnic makeup of the homeless population in Danbury, as racial and ethnic classifications were not provided by other shelters serving Danbury. Also, many homeless persons may not be reflected in this estimate as they do not seek shelter, or are instead doubling up with other families.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Table 25 shows Point-In-Time estimates for homeless populations in Danbury. Of the sheltered population of 121, about 21% are persons in households with adult(s) and child(ren), 47% are persons in households with only adults, 25% are chronically homeless individuals, and 6% are veterans.

Of the estimated unsheltered population, about 40% are persons in households with only children, and 60% are chronically homeless individuals.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following narratives provide a description of the housing and supportive service needs of the non-homeless special needs population.

Describe the characteristics of special needs populations in your community:

The Fair Housing Plan update provided estimates of various special needs populations in the City of Danbury. The Housing Authority of the City of Danbury estimates are based on population counts and national percentages per category.

- Frail elderly: there are an estimated 384 frail elderly in Danbury, and 384 frail elderly potentially in need of supportive housing.
- Severely Mentally Ill: there are an estimated 580 individuals with severe mental illness in Danbury. HUD estimates that approximately 9% of patients entering mental hospitals are homeless or in potential danger or being homeless, which would result in Danbury having approximately 54 severely mentally ill persons who are either homeless or threatened with homelessness.
- Developmentally Disabled: The estimate for developmentally disabled individuals in Danbury is between 780 and 2,100 persons.
- Physically Disabled: The Housing Authority of the City of Danbury estimates that there are 19,000 people in Danbury with a disability.
- Persons with AIDS and Related Diseases: The State Department of Health reported 222 individuals living with AIDS/HIV.

The Housing Authority of the City of Danbury suggests that elderly households of 1 or 2 members represent the most expanding need group. Many seniors are living with fixed incomes and high housing and medical costs, as well as a lack of social and economic opportunities. Appropriate housing stock for the elderly and/or disabled is expensive and difficult to provide to very low income persons.

Another future expanding need group is Hispanic or Latino elderly. In many recent immigrant families, the grandmothers traditionally provide childcare and household upkeep while the working adults are away. These elders typically are housebound, and are unable to engage in the wider community due to language barriers. As this population ages and becomes frail, families will have many difficulties both in providing their grandmothers with health care, and also with being able to replace the grandmothers' contributions to the household economy.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive service needs for special needs populations include:

- Physically accessible units that are ADA-compliant, including ramps, railings and grab bars, etc. for the frail elderly or other physically disabled persons
- Medical support services for people with special health needs
- Counseling and/or treatment not only for the severely mentally ill, but other people who may be suffering from depression and isolation

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Epidemiologic Profile of HIV in Connecticut, 2016 compiled by the Connecticut Department of Public Health, there are 154 people living with HIV/AIDS in Danbury, or about 1% of the population. The reported characteristics of the people living with HIV/AIDS are:

- 60.4% are male and 39.6% are female
- 26.0% are White, 26.6% are Black or African-American, 45.5% are Hispanic or Latino, and 1.9% are some other racial/ethnic category
- 50% are men who have sex with men, and 28.6% are men who do not have sex with men.
- 2.3% are men who have sex with men and injected drug users
- 9.1% are from other or unknown causes

Discussion:

See previous discussion

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Danbury has been working to improve the quality of public facilities. This includes the completion of a new Head Start Program facility and adjacent street and sidewalk improvements, as well as street, sidewalk and drainage improvements in eligible neighborhoods.

How were these needs determined?

Danbury has a comprehensive program for public improvement. CDBG funds are used to support this program with targeted investments. This includes street and sidewalk improvements to provide improved pedestrian access to facilities as well as neighborhood revitalization.

Describe the jurisdiction’s need for Public Improvements:

Danbury has a comprehensive program for public improvement. CDBG funds are used to support this program with targeted investments. This includes street and sidewalk improvements to provide improved pedestrian access to facilities as well as neighborhood revitalization.

How were these needs determined?

For future public improvements, the City has approved an additional \$1.8 million for sidewalk repair and replacement, playground and park safety improvements, and downtown streetscape improvements. Other projects include installation of new traffic signals, bridge maintenance, a streetlight lease purchase program, and Still River improvements to remove vegetation, dredging, and river wall repair. Other infrastructure improvements are planned for the volunteer fire stations and downtown revitalization initiatives.

Describe the jurisdiction’s need for Public Services:

Danbury has a comprehensive program through which services are provided to residents. This includes an annual allocation to the United Way for the funding of services. CDBG funds are used with a focus on special needs populations.

How were these needs determined?

According to the United Way Community Report Card for Western Connecticut, levels of poverty in Danbury are high compared to the other communities in the Housatonic Valley Region. Danbury’s

poverty rate in 2009 stood at 8.5%, compared to the next highest in Bethel at 4.8% and the lowest in Redding at 1.6%. However, Danbury's poverty rate is similar to Connecticut as a whole at 8.7%, and substantially lower than the nationwide poverty rate of 14.3%.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to American Community Survey (ACS) estimates, over 67% of Danbury's housing stock was built before 1980. Between the 2000 and 2010 Census, total housing units in Danbury increased by 2,635 units. Many older housing units need to be upgraded to today's standards. At the same time, many low and moderate-income households struggle for economic self-sufficiency and to preserve a decent environment for their families. Much of this frustration is due to the lack of affordable housing in the area.

Many older neighborhoods are located on main or arterial streets with small pockets of one, two and other multi-family dwellings. These areas usually consist of very small lots, narrow streets, many of which are in need of paving and drainage improvements, and limited off-street parking. Many of the dwelling units are well over 90 years old and in many cases require lead abatement. Due to the age of the housing stock and the paucity of private funds being invested in these areas, the City has, in recent years, made a concerted effort to revitalize the central city area.

Significant general housing market and inventory conditions reflect an expensive housing stock fueled by high cost, fixed supply and family income characteristics with a capacity to meet market demands for price. According to the 2000 Census, the City's total number of housing units was 28,519; ACS now estimates the total number of housing units in Danbury for 2009-2013 at 29,160 units. The overall value of Danbury homes has generally increased significantly over the past three decades. ACS data also indicate a vacancy rate of only 6.6% citywide for all housing.

Danbury has a healthy mix of owner-occupied homes and renter-occupied housing units, with a percentage breakdown of 62.0% and 38.0% respectively as of the 2009-2013 ACS. This is greater than the Housatonic Valley region, which is 78.8% owner-occupied and 21.2% renter-occupied in 2010. Estimates from ACS indicate that as of the 2009-2013 survey, the City had 29,160 occupied housing units. Owner-occupied housing units with three bedrooms comprised the highest percentage of the housing stock, with 7,898 units or 27.1%. Two bedroom owner-occupied and renter-occupied units were the next highest, with 17.8% and 16.0%, respectively. Owner-occupied homes with more than three bedrooms were next at 13.8%, followed by three bedroom rental units at 6.5%.

While the housing stock was 51.6% detached single family homes in 2000, it is now estimated that only 44.6% of Danbury's housing stock in 2009-2013 was single-family detached homes. Other housing types, such as two to four unit structures and large multi-family apartment buildings and developments, now account for an increasing percentage of the City's housing stock. These characteristics make Danbury's housing stock the most diverse of the towns in the immediate region, and one of the most diverse in the entirety of Fairfield County.

Based upon the relative affluence of the community and the high value of real estate, few units remained substandard as of 2009-2013 – less than 1% of units. Danbury does not suffer from extreme blighted conditions in concentrated neighborhoods.

The financial cost of housing represents one of the true impediments to providing affordable housing to those in need.

Available housing types and configurations are suitable for occupancy by most any need population in the community. These include, but are not limited to, the elderly, persons with disabilities and families with children. Housing stock for the elderly, presumably smaller in size, accessible and conveniently located, exists in small numbers, but remains expensive. Housing for persons with disabilities can be adapted; however, cost remains an issue.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The narratives which follow present an overview of the City's housing market in terms of property type and tenure.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,018	43%
1-unit, attached structure	3,385	10%
2-4 units	6,700	21%
5-19 units	4,615	14%
20 or more units	3,274	10%
Mobile Home, boat, RV, van, etc	488	2%
Total	32,480	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	29	0%	864	8%
1 bedroom	765	4%	3,056	27%
2 bedrooms	5,696	32%	4,482	39%
3 or more bedrooms	11,509	64%	2,957	26%
Total	17,999	100%	11,359	100%

Table 28 – Unit Size by Tenure

Data Source: 2009-2013 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The number of units in Danbury is weighted toward owner-occupied units 61% to 39% renter-occupied. Owner-occupied units are heavily weighted toward having more bedrooms, with 96% of units with two or more bedrooms, while only 65% of renter-occupied units have two or more bedrooms.

The number of bedrooms in units does not reflect the number of people residing in households. For example, 1-person households are 26.7% of total households (24.1% of owners and 31.0% of renters), yet efficiency and 1 bedroom housing is only 13% of total housing units (4.0% of owner-occupied and 27% of renter-occupied). At the other end of the spectrum, 4 or more person households are only 24.6%

of the total households (25.6% of owners and 22.8% of renters), but 3 or more bedroom housing is 49.3% of the housing stock (64% of owner-occupied and 26% of renter-occupied). In general, the rental units more accurately reflect the housing composition based on number of persons, while owner-occupied housing is skewed to providing more units with more bedrooms.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

While there may be some loss of units from the inventory due to private development or redevelopment as well as destructive fires and other such random events, there is no public policy or programs projected to result in the loss of units.

The Zoning Commission has enacted zoning regulations designed to encourage the replacement of old, deteriorated housing with new, attractive and safe housing. This program applies to deteriorated apartment houses, garden apartments, row houses, and two and three family dwellings in the RMF-4 and RH-3 zoning districts, though properties on the National Register of Historic Places would not be eligible.

Under this Option, a deteriorated residential building may be demolished and reconstructed with the same number of dwelling units, even if the maximum number of units allowed by the Zoning Regulations would otherwise be less. That is, there would be no loss or penalty for reconstruction. For example, if a lot contained an existing deteriorated apartment house with twenty dwelling units, and current zoning density restrictions would allow only sixteen units if it were demolished and rebuilt, the landowner would still be eligible to replace it with a building housing up to twenty new dwelling units. The deteriorated building would be replaced with new, code compliant dwelling units.

Does the availability of housing units meet the needs of the population?

The housing stock changes in Danbury are indicative of a housing stock diversifying to meet the ever-changing housing needs of the local citizenry. Currently, housing in Danbury seems to be weighted heavily toward single-family, owner-occupied housing with three or more bedrooms compared to the actual number of households with four or more members. Danbury has clearly given ample provision for other types of housing, especially small and large unit complexes. A diverse housing stock, in turn, provides more opportunities for expanding housing affordability.

Describe the need for specific types of housing:

Smaller, affordable, accessible units will continue to be needed to cater to the growing numbers of baby boomers wishing to live independently.

Discussion

See previous discussions

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following tables present an overview of housing cost and affordability in the City. Data sources include the 2010 Census and the American Community Survey.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	174,600	300,000	72%
Median Contract Rent	709	1,052	48%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,966	17.3%
\$500-999	3,319	29.2%
\$1,000-1,499	4,421	38.9%
\$1,500-1,999	1,350	11.9%
\$2,000 or more	303	2.7%
Total	11,359	100.0%

Table 30 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,250	No Data
50% HAMFI	3,385	775
80% HAMFI	7,525	3,025
100% HAMFI	No Data	6,020
Total	12,160	9,820

Table 31 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

The vacancy rate in Danbury for all housing units is about 6.6%. Industry standards consider a 6% vacancy rate to reflect a housing market in balance. High demand pushes rents and prices higher – Danbury experienced a 98% increase in median home value and a 39% increase in contract rent from the 2000 Census to the 2009-2013 American Community Survey.

How is affordability of housing likely to change considering changes to home values and/or rents?

It is expected that housing prices will continue to increase particularly as the economy improves and prices which declined in the 2008 burst of the housing bubble rebound. Unfortunately increases in income have not matched this price rebound. If the trend continues the lack of affordable housing will increase in relation to financial resources.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the U.S. Census 2009-2013 ACS data, Danbury’s median gross rent is roughly comparable to neighboring communities. The median gross rent in Danbury is \$1,166, compared to \$961 in New Milford \$1,214 in Bethel, \$1,345 in Brookfield, and \$1,184 in Fairfield County as a whole.

Fair Market Rents are calculated by HUD according to Metro FMR areas. Danbury is in the Danbury, CT HUD Metro FMR Area, which includes: Bethel, Brookfield, Danbury, New Fairfield, Newtown, Redding, Ridgefield, and Sherman. Compared to the other Fair Market Rent areas in Fairfield County, the Danbury FMR area is on average 18% more expensive than the Bridgeport FMR area (Bridgeport, Easton, Fairfield, Monroe, Shelton, Stratford, and Trumbull), and 18% less expensive than the Stamford-Norwalk FMR area (Darien, Greenwich, New Canaan, Norwalk, Stamford, Weston, Westport, and Wilton). To the east, Danbury is on average 39% more expensive than fair market rents in the Litchfield County FMR area.

Discussion

See previous discussions.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Older homes are more likely to have lead-based paint than newer homes. Any house or apartment built before 1979 may contain lead-based paint. In fact, an estimated 62% of all homes in the United States built between 1960 and 1979 have been found to contain lead-based paint. In addition, it has been found that an estimated 90% of the dwelling units built before 1940 have lead-based paint in the interior or on the exterior.

A total of 32.5% of Danbury’s housing stock was built after 1980 versus 25.1% before 1950. Although children living in older homes within the community are the most at risk due to the age of the housing stock, elevated blood-levels in children is not perceived as a problem in many of these units.

Studies have shown that the age of a housing unit is the most significant attribute that determines the likelihood of the presence of lead-based paint. In particular, it has been found that there are no significant differences in the incidence of lead-based paint by household income, the value of the housing unit, or the amount of rent paid. Although elevated blood-levels are more commonly found among lower income children, wealthy households are as likely to occupy homes with lead-based paint as lower income households. Similarly, there is no significant difference between single-family and multi-family housing units.

Definitions

“Standard condition” refers to housing units that meet HUD Housing Quality Standards and all state and local codes. “Substandard condition but suitable for rehabilitation” refers to housing units that are in poor condition and is both structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,023	39%	5,585	49%
With two selected Conditions	116	1%	393	3%
With three selected Conditions	0	0%	162	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,860	60%	5,219	46%
Total	17,999	100%	11,359	99%

Table 33 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,930	11%	1,408	12%
1980-1999	4,394	24%	1,880	17%
1950-1979	8,609	48%	3,623	32%
Before 1950	3,066	17%	4,448	39%
Total	17,999	100%	11,359	100%

Table 34 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,675	65%	8,071	71%
Housing Units build before 1980 with children present	1,675	9%	1,125	10%

Table 35 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,531	523	2,054
Abandoned Vacant Units	119	357	476
REO Properties	150	450	600
Abandoned REO Properties	13	39	52

Table 36 - Vacant Units

Data Source Comments: These figures combine local estimates with 2005-2009 CHAS estimates

Need for Owner and Rental Rehabilitation

- The older existing housing stock can serve as a major resource for affordable homeownership with renovation or rehabilitation.
- Home rehabilitation reflects a continuum from minor fix-up, through remodeling and renovation, all the way to total “gut” rehabilitation, with each action presenting technical and financial issues requiring regulatory flexibility. Given the wide range of conditions and choices, home rehabilitation entails difficult regulatory challenges.
- In the past building codes generally required that when a given percentage of a structure was replaced, the entire building had to be brought up to new construction code requirements.

- New requirements in areas such as lead-based paint abatement asbestos removal, energy efficiency, fire safety, and protection from natural hazards represent further constraints to cost-effective home rehabilitation.
- Other new requirements involve off-street parking accommodations and zoning restrictions intended for new construction, or design rules more appropriately applicable to new construction. Although many of these requirements protect public health and safety, they can add to costs, deter rehabilitation, and inadvertently lead to abandonment or disinvestment rather than improvement of existing structures.
- Unfortunately the amount of CDBG funds received by Danbury does not support a comprehensive rehabilitation program.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Discussion

See previous narratives

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The following tables and narratives provide an overview of the City's public and assisted housing inventory.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			403	802			0	249	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Danbury supports the following inventory of assisted housing developed over the years by many public and quasi-public agencies including the Housing Authority to serve a broad range of owner and renter housing needs for low and moderate income families and the elderly in the City.

- Wooster Manor, 98 total units
- Putnam Towers, 54 total units

- Crosby Manor, 50 total units
- Laurel Gardens, 64 total units
- Eden Drive, 60 total units
- Scattered Sites, 41 total units
- State Moderate Rental, 290 units
- Glen Apartments, 100 units
- Fairfield Ridge Rehab, 25 units
- Mill Ridge/Fairfield Ridge Rehab, 30 units
- Ives Manor Elderly, 98 units
- Transitional Living Program/SRO, 20 units
- NSP, 6 units

Of these 934 total units, roughly 365 are occupied by an elderly head of household, and 140 by a non-elderly disabled head of household.

There are 19 families currently enrolled in the housing authority's Family Self-Sufficiency program with plans to add an additional 7 families for a total of 26.

Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority City of Danbury- PHAS Total Score	85

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In the past, the Danbury Housing Authority had undertaken an extensive rehabilitation and renovation program for many of its units, including the completion of the Laurel Gardens Project. The Highridge development complex, which was also slated for completion, has been partially demolished and turned over to a private-sector developer who is converting the units into private homeownership units.

The Danbury Housing Authority intends to continue its efforts to upgrade its various facilities. Over the next five years, the Housing Authority plans to complete major capital upgrades to its housing complexes, including heating investments and other capital systems.

Due to the exceedingly high costs of construction, the lack of available sites and the lack of funding mechanisms, publicly-sponsored new construction of dwelling units in the City is a difficult task. It is not anticipated that the construction of new public housing units will meet the projected public housing needs in an efficient manner. At this juncture, it seems more appropriate to support/investigate opportunities for rehabilitation and/or revitalization of housing units within the City. In an effort to create additional housing public units, the Authority has applied for funding from various sources for the acquisition and/or construction of units, as well as the rehabilitation of existing units. Participation in the Neighborhood Stabilization Program to acquire foreclosed Properties for affordable housing is an example of this.

Lead-based paint can cause serious health effects, particularly in children. Children are more likely than adults to be exposed to lead because they engage in greater hand-to-mouth activity and because they, by nature, can absorb more lead than adults. According to the Agency for Toxic Substances and Disease Registry, about one in six children in America have high levels of lead in their blood. Although the average blood-lead level of U.S. children has been reduced over the last twenty years, concern about the effects of low lead levels in children has risen.

The City of Danbury has determined that a number of housing units currently occupied by low, very low, and extremely low-income residents contain lead-based paint hazards, as defined in Section 104 of the Residential Lead-Based Paint Hazard Reduction Act of 1992. While there are relatively few Elevated Blood Level cases (>20g/dL) in the City (averaging 1.4 a year from 2004-2011, according to the Connecticut Department of Health), information obtained from various health officials in the City indicate that elevated lead-levels in children may remain and/or become more of a concern. Further, a

large percentage of the City's rental stock - many of the older, poorly maintained units - is believed to contain lead and could be in violation of State regulations. These State regulations have a significant impact on affordability and availability of rental housing.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Preservation and improvement of social and housing programs will add value to the integrity of the community and the well being of its population in need. In addition to being inclusive of persons with disabilities in our housing programs, the City has consistently recognized the importance of eliminating physical barriers to persons with disabilities at public sites not used for the general conduct of government

Danbury has generally included activities for Public Facilities and Improvements in its Annual Action Plans. Public Facilities and Improvement dollars are used to leverage or be allocated in concert with private dollars for new initiatives in public/private partnerships adopted in the community. We anticipate meeting needs in the areas of housing, deterioration of neighborhood business districts and addressing economic development of key importance.

Public investment in infrastructure, if carefully planned and programmed, contributes to both maintaining economic competitiveness and sustained growth. Maintenance and expansion of existing infrastructure in the City is a key component of continued economic growth as well as improving the quality of life for the lower income residents of these neighborhoods.

Downtown Danbury, like so many other New England downtowns, has fluctuated in terms of economic development over the past few decades. The downtown area will require sustained resources from and will continue as an identified need within the CDBG program. The City has acknowledged that the downtown is in need of attention, energy and revitalization. As such, the Lead Agency supports and encourages activities that would help to encourage economic growth in the City and its downtown.

Discussion:

See previous narratives.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Several years ago, the City, under the direction of Mayor Mark Boughton, created the Mayor’s Task Force to End Homelessness (available <http://www.danburyhousingpartnership.org/filestorage/51/homelessnessfinalreport.pdf>). The task force was asked to create a comprehensive plan to end homelessness in Danbury over a 10 year period. In early 2006, the task force completed its work with the publication of a Ten Year Plan to End Homelessness. The Plan called for the development of over 300 units of transitional and permanent housing, as well as providing homeless individuals, families and households with a variety of economic, social, and health issues with the resources they need to find housing and remain housed for the long-term.

Emergency Shelters: The City of Danbury has four (4) emergency shelters serving individuals and families. These include the Dorothy Day Hospitality House, the Jericho Overflow Shelter, the Danbury City Shelter and the Woman’s Center of Greater Danbury. While shelters have been successful at providing temporary shelter, they have been ineffective in reducing the incidence of homelessness. Provision of emergency shelters addresses the immediate need for housing, but does little to address the underlying social, economic and physical causes of homelessness. These four facilities provide a total of 46 year-round beds plus 3 family “units”. Of the 46 year-round beds, 40 are for individuals and 6 are for families. These facilities also have the capacity for 25 additional seasonal beds and 2 overflow or voucher (O/V) beds. Housing for homeless veterans is open on New Street with accommodations for ten (10) veterans.

Transitional Housing: The Housing Authority of the City of Danbury (HACD) operates a 20 unit SRO that serves homeless individuals. The purpose of the SRO is to offer up to two years of stable housing while engaging and serving these individuals in the community. Amos House is a transitional housing program serving families where the parent experiences a substance abuse problem. Children & Family Aid operates Harmony House as a family transitional shelter. In a unique collaborative venture, the HACD and the GDMHA have developed a short-term transitional housing program intended to serve up to 23 individuals with a serious psychiatric disability who are homeless. The Shelter of the Cross facility provides transitional housing for up to six elderly persons at their main facility. In total, these facilities provide 66 year-round beds, of which 29 beds are for individuals and 37 beds are for families. These facilities also offer a total of 14 family “units” for homeless families.

The McDonough House provides 30-day housing for adults with chemical addiction, and the GDMHA operates a Condo Program and a Supportive Living Community. Interlude provides Intensive Residential and Recovery programs as well.

Permanent Housing: The Housing Authority currently has three programs which target homeless families. Through the State Department of Economic and Community Development it administers 14 units under their Rental Assistance Program. Through the US Department of Housing and Urban Development it has targeted homeless psychiatrically disabled people with set aside vouchers. The Housing Authority has successfully operated a Section 8 Leased Housing program consisting of over 800 vouchers, since the program was started. The Housing Authority also administers 962 units of housing within the City of Danbury.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	6	25	37	0	0
Households with Only Adults	40	0	29	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Danbury Housing Partnership

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Housing Authority of the City of Danbury has applied for, and received, funding from the Shelter Plus Care program, in cooperation with area service providers, in order to assist and provide opportunities to homeless individuals and families with disabilities in our area. Tenant Based Rental Assistance certificates are used by a wide-ranging group of people in order to provide permanent housing with supportive services. Danbury is the home of a large, well-integrated system of housing and supportive service providers, dedicated to the ongoing development evaluation and maintenance of a continuum of care to individuals and families who are homeless and have a disability.

System of Outreach and Assessment in Danbury: Catholic Charities (CC) of Fairfield County has a long and rich history of providing outreach and assessment services to the shelters and streets of Danbury. As the contract agency for PATH, CC outreach workers have developed a very strong linkage to local shelters, police and health care providers in our area. This team provides services to all individuals who are homeless (e.g. veterans, persons with a mental illness, persons with a substance abuse problem, persons with HIV/AIDS, etc.)

The GDMHA Dual Diagnosis ACT psychiatrist and social workers make routine “rounds” at the shelter to assess and engage potential clients for our service system. In addition to this, the Danbury Hospital Crisis Outreach Team and Responsive Services Program (RSP) ACT provide inreach, assessment and treatment to homeless people who are in the shelters or on the CC Homeless Outreach Team (HOT) and the aforementioned ACT and DH programs. This program provides a direct monetary subsidy to psychiatrically disabled people while they await Section 8 or other public housing in our area.

Crisis Intervention/Clinical Services: The consortium of providers in the Danbury area recognizes the need to provide immediate access to homeless individuals to the service system. To that end, a variety of agencies in Danbury offer crisis intervention/clinical services to people in the local shelters and on the streets. The Greater Danbury Mental Health Authority, the Danbury Hospital Mobile Crisis Team, the Danbury Hospital Community Center for Behavioral Health and Community Psychiatric Center, Greater Bridgeport Mental Health Center Inpatient Detoxification Unit, the Midwestern Council on Chemical Abuse (MCCA), and AIDS Project-Greater Danbury offer services that provide for acute as well as long term needs of the homeless in our area.

Case Management Services: These services are provided by a wide variety of agencies in the Danbury area. The mental health system has organized a single point of entry through the Dream Homes consortium. This has enabled the provision of a less confusing support system to consumers of these services.

Vocational Services: These services are provided by a small number agencies in the Danbury area, including Education Connection; Ability Beyond Disability; the Bureau of Rehabilitation Services; the State of Connecticut Department of Labor; TBICO; ULA-Senior Aide; and DATHAR. These agencies and organizations provide individual employment placement and support as well as supported education

programs. The Housing Authority also provides access to vocational materials through the community rooms/resource rooms in each housing development under its jurisdiction.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Transitional Housing

Provides a supervised setting within which formerly homeless persons can regroup and receive training or guidance in household management, parenting, job training and education.

SRO

Operated by the Danbury Housing Authority, the SRO provides 20 rooms for a period not to exceed 2 years for single adults coming from the homeless shelters.

Amos House Inc. provides housing for five to seven homeless women with children for a period not to exceed 2 years.

Children and Family Aid and Harmony House has 16 beds as well as 7 family “units”, and serves single women and women with children.

The Shelter of the Cross Renewal House facility provides transitional housing for the elderly with six beds and three apartments.

The Interlude Intensive Residential Program and Intensive Recovery Program provides transitional housing for adults who are dually diagnosed with mental illness and substance abuse/dependence disorder.

Midwestern Connecticut Council on Alcoholism (MCCA)

MCCA operates a number of facilities that provide both short-term and long-term transitional housing for individuals with substance abuse issues. These include:

The McDonough House, a facility for single adults with chemical addiction that provides housing for 20 individuals for up to 30 days.

Trinity Glen, a 50-bed facility providing long-term residential care for adults with substance abuse issues. This facility is physically located in Sharon, CT.

Sunrise Terrace, a long-term residential facility comprised of 16 beds in two-bedroom townhouse condominiums in Danbury that are rented to individuals recovering from substance abuse.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

A consortium of many social service agencies combine to provide supportive services, counseling, rehabilitation and financial assistance to non-homeless special needs populations. The level of service and area of specialization are particular to each agency. The presence of a comprehensive approach to supportive housing services is commensurate with adequate funding and staffing. The critical issue for supportive service providers is the preservation of funding levels in order to sustain needed services.

Persons with Disabilities: Information on persons with certain types of disabilities, except persons with work disabilities as documented in the ACS, is difficult to obtain for municipalities. This is not only attributable to the lack of documentation on the subject that is in part due to the difficulty in diagnosing certain developmental disabilities like acute attention deprivation, etc., but also to the lack of sufficient agencies to service and track persons with disabilities.

Developmental Disabilities: A developmental disability is one that continually and indefinitely prevents an individual from functioning, including but not limited to mental retardation, autism, cerebral palsy, epilepsy, and learning disabilities. Approximately 0.6% of the homeless population in Danbury experiences a developmentally disabling condition, according to the Point-in-Time Survey. The nationally accepted percentage of the population, which can be categorized as developmentally disabled, is 1 to 3%, as published by the Association for Retarded Citizens (ARC). This standard would result in an estimate between 780 and 2,100 persons in Danbury are developmentally disabled.

As evidenced by the presence of developmental disabilities, there is a need to provide services that are currently lacking within or within access to lower income City residents. These include insufficient intervention/treatment programming of day, residential and in-home care facilities; staffing of persons trained to work in this field; transportation for persons with the disabilities to access the needed services; crisis beds at local facilities; community-wide acceptance of residential programming for persons with developmental disabilities; sufficient State funding; and start-up funds for fledgling outreach programs.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The primary population in this category is persons with mental illness and emotional disorders. The presence of psychiatric disabilities impedes an individual's ability to provide self-care, interpersonal relations, daily tasks, and experience difficulty in adapting to change.

These individuals are often chronically unemployed due to stigma and discrimination, as well as their inability to perform tasks and related activities that might be required in a work place. Throughout the City, approximately 34% of the homeless population (109 individuals) self-reported as having these types of disorders, while an additional 40.5% (130 individuals) reported that they were already receiving psychiatric services. Thus, almost three-quarters of Danbury's homeless population are facing some form of mental illness or emotional disorder. As such, it is important to address any gaps in services that address the needs of this population.

In particular, the Greater Danbury Mental Health Authority sees the needs for decent, safe, affordable, rental housing for persons with these types of disabilities. According to GDMHA, it is a lack of adequate permanent supportive housing supply income that is a leading cause of homelessness among the psychiatrically disabled population in Danbury.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See response for entitlement communities below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Interfaith AIDS \$10,000 – Provide staff costs for continued nutritional assistance through its Food Bank the “Living Pantry” for HIV/AIDS persons.

Daily Bread Food Pantry \$85,000 – Provide funding for construction costs to rehabilitate and reconfigure the pantry in order to better serve existing clients, but also to provide services to an increased number of clients.

United Way of Western Connecticut \$40,266 - Provide ESL classes in cooperation with WERACE with wrap-around child care for residents with low literacy and low English-language ability.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

While Danbury has met and exceeded affordability guidelines, all of the suburban neighbors have lagged behind. Such agencies as mentioned above who might aspire to correct that situation might seek out appropriately priced homes in the suburbs and apply the acquisition and resale strategy outlined above. However, that strategy has lost viability due to the rising suburban price levels over the first half of this decade.

Even with a decrease in the number of affordable housing units in the City over the past several years, Danbury has shown a solid commitment as a community to expanding affordable housing options for its residents. However, there is still an unmet demand for affordable housing in the City. This demand is almost certainly attributable to the general lack of affordable housing in the communities surrounding Danbury. As a result, an increasing demand for affordable housing and a lack of affordable housing construction in the suburbs are combining to shift the entire regional demand for affordable housing onto Danbury's shoulders. Thus, a difficult and unfair situation exists where Danbury may build new affordable units, yet is still unable to keep pace with demand.

Constraints associated with local policies, which may influence the development of affordable housing, include tax policies, zoning or land use controls, building codes, fees and charges, growth limits, and other. For example, no new multi-family housing zones are being created, largely due to the absence of available land. Rezoning of land, which is already developed, is extremely difficult. As a result affordable housing must compete with private economic forces associated with existing properties that are far too expensive to acquire.

According to 2009-2013 ACS data, low and moderate income households represent 41.1%, or 12,050 households, in the City. The very nature of these demographic characteristics speaks to an impediment which is extremely difficult to overcome.

The most constraining state controlled policy, which affects affordable housing, is the availability of public funds. Resources to develop new housing are controlled by the legislature at levels consistent with overall state budget objectives. The absence of consistency in funding levels is a major variable, which has an effect on affordable housing development statewide.

An additional constraint in the development of affordable housing is the State's internal policies regarding targeting resources to certain applicant groups. State agencies' often target housing development and supportive service funds to applicant groups such as private non-profits, to the exclusion of municipalities, Housing Authorities and other affordable housing development entities. This dilutes the City's attempts at developing additional affordable housing.

The last constraining condition relates to the processing of external funding applications at the State and Federal levels. Many times funding applications take months to approve and many more months to contract for and actually receive funds.

For those projects that are “ready to go”, this delay can sometimes be devastating to the projects’ success. Although internal improvements are proposed at both levels, it is important to recognize that funding sources designed to promote affordable housing involve lengthy, time consuming processes.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

According to the WESCOG, during World War II Danbury diversified its industrial base with new technology and new firms producing war-related goods, as the former hatting industry collapsed. Expanding from precision ball bearings, surgical instruments, and gun sight equipment during the war, more than 60 new industries came to Danbury from 1950 to 1969, including Viking Wire, Branson Sonic Power, and National Semi-conductor. Corporate offices, high-tech industry, and research firms were the dominant economic development forces between 1970 and 1990. Danbury continues to be attractive to biological, medical, and pharmaceutical companies due to its strategic location in relation to New York City, available land, highway and utility facilities, and attractive residential environment. Danbury is also a strong commercial retail center, and is home to the Danbury Fair Mall.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	47	2	0	0	0
Arts, Entertainment, Accommodations	3,545	4,026	12	11	-1
Construction	1,544	1,588	5	4	-1
Education and Health Care Services	6,145	6,735	20	19	-1
Finance, Insurance, and Real Estate	2,122	2,069	7	6	-1
Information	800	496	3	1	-2
Manufacturing	4,240	6,054	14	17	3
Other Services	1,377	1,300	5	4	-1
Professional, Scientific, Management Services	3,246	3,737	11	10	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	5,086	7,440	17	21	4
Transportation and Warehousing	784	642	3	2	-1
Wholesale Trade	1,468	1,873	5	5	0
Total	30,404	35,962	--	--	--

Table 40 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	49,464
Civilian Employed Population 16 years and over	45,073
Unemployment Rate	8.88
Unemployment Rate for Ages 16-24	28.67
Unemployment Rate for Ages 25-65	5.62

Table 41 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	9,130
Farming, fisheries and forestry occupations	1,514
Service	6,201
Sales and office	10,551
Construction, extraction, maintenance and repair	4,976
Production, transportation and material moving	3,104

Table 42 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	28,312	66%
30-59 Minutes	10,031	24%
60 or More Minutes	4,273	10%
Total	42,616	100%

Table 43 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,390	468	1,452

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	9,858	1,001	2,577
Some college or Associate's degree	9,038	782	1,544
Bachelor's degree or higher	12,339	370	1,757

Table 44 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	252	977	1,461	1,561	1,406
9th to 12th grade, no diploma	855	1,204	832	1,275	907
High school graduate, GED, or alternative	2,854	3,956	3,499	5,981	3,478
Some college, no degree	3,734	2,230	1,865	4,344	1,140
Associate's degree	183	837	596	1,536	421
Bachelor's degree	872	2,832	2,319	3,551	1,190
Graduate or professional degree	53	1,558	1,480	2,742	1,180

Table 45 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,976
High school graduate (includes equivalency)	27,341
Some college or Associate's degree	37,982
Bachelor's degree	54,533
Graduate or professional degree	72,007

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Danbury has a diverse industry base, with major employment sectors including biological, medical, and pharmacy industries, manufacturing, and retail.

Describe the workforce and infrastructure needs of the business community:

In discussion with Danbury's Office of Business Advocacy, a major workforce need among the advanced manufacturing sectors is for "half-engineers," workers who can read plans, use machinery, and use engineering software such as CAD. Danbury reflects a nation-wide trend in the need for skilled labor for advanced manufacturing. A related infrastructure need is a supply of affordable workforce housing to help attract young, educated workers to the area.

In discussion with the director of the Multicultural Center of Western Connecticut, transit and transportation were listed as vital economic infrastructure for the area. Public transportation such as bus and train lines allow workers without drivers licenses to reach places of employment.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Danbury has seen the development of several economic development important projects:

- Western Connecticut Health Network's three-year \$150 million expansion project, is complete. The project added a new patient tower with an expanded ER, a new critical care unit and new medical-surgical patient care floors. The projected economic impact to Danbury is \$200 million.
- Western Connecticut State University completed a new \$97 million Visual and Performing Arts including a 350 seat concert hall, a 350 seat theater, an art gallery, a recording studio and state-of-the-art rehearsal, classroom, and studio art facilities.
- In May 2012, Belimo Air Controls announced a \$40 million expansion of its U.S. Headquarters and Manufacturing facility in Danbury. Belimo will construct a 200,000 ft² building and double its 250 member workforce.
- Also in May 2012, the U.S. Army Reserve began construction of a \$33.8 million weekend training facility for 600-700 reservists on Lee Farm. This project was completed in August 2013. A projected \$2 million will be generated annually for the local economy.
- Pitney Bowes dedicated its Global Technology Center in Danbury in February 2012, the result of a \$6.2 million building renovation and expansion. There are 200 new employees, and 650 total at the facility.
- Construction began in June 2011 on the Shops at Marcus Dairy, a two building retail center on 10-acres. The shops are open and operating with anchor tenant Whole Foods.
- The Danbury Sports Dome broke ground in June 2012. The 95 foot high air-supported dome has 120,000 ft² of floor space for indoor sports training.
- The Danbury Fair Mall has added several new shops and restaurants in the past year including LL Bean, Microsoft Retail, Brooks Brothers, The Cheesecake Factory and Brio.

- Major commercial and residential developments by the Matrix Corporate Center, Toll Brothers, Building and Land Technologies, the Steiners and others are ongoing.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

About 20% of Danbury’s employed workforce has some college or an Associate’s degree, and another 35% have a Bachelor’s degree or higher. Danbury’s higher paying jobs in advanced manufacturing and the bio-medical sectors will require an educated workforce to expand. While Danbury also has a robust retail sector and service industries that may or may not require college degrees, fewer of these jobs provide for full-time employment at a living wage.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Naugatuck Valley Community College at Danbury Center, in partnership with the Northwest Regional Workforce Investment Board, provides credit programs and courses, workforce development classes, and lifelong learning courses. For-credit programs include accounting, alternative energy, CNC certificates, gerontology, and others in growing area industries. Non-credit programs include skill development in areas such as basic computer proficiency, central sterile processing technician, medical billing and coding, welding, and others. NVCC opened a new classroom and office location in the heart of the downtown district, providing local access to day and evening classes for downtown residents.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Danbury's Office of Business Advocacy participated with the public and private sectors in the 10-town greater Danbury region to develop a regional CEDS.

The CEDS is now complete with a detailed action plan.

Discussion

See narratives above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Populations that are low income are more likely to have other housing problems, including cost burdens and overcrowding from doubling up. Anecdotal evidence from service providers suggests that illegal doubling up in housing units is more prevalent than reported, especially among illegal or undocumented new immigrants. Doubling or tripling up causes crowded or overcrowded conditions, as well as potential building and fire code violations. These households are driven by lack of funds in relation to high housing prices, as well as social service and employment barriers arising from a lack of legal documentation.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Hispanic or Latino and/or low-income households are concentrated in the urban core of Danbury in the Spring Street area.

What are the characteristics of the market in these areas/neighborhoods?

Older housing stock and multi-family dwellings are clustered in the downtown area, along with commercial development.

Are there any community assets in these areas/neighborhoods?

A study by the Main Street Renaissance Task Force of Danbury was published in 2009. The Task Force found that the strengths of Danbury's downtown include:

- The diversity of the population, strong immigrant community groups, and cultural pride.
- Good access to major roads and mass transit; adequate parking.
- Extensive public amenities (e.g. streetscape improvements and parks).
- Favorable tax rate.
- Availability of office space.
- The variety and beauty of historic buildings and other attractive buildings.
- Functions as the urban core of the Housatonic Valley.
- Location of many community events, the Danbury Library and the Ice Arena.

- Location of City Center Danbury, the Greater Danbury Chamber of Commerce and the Western Connecticut Convention and Visitors Bureau.
- Financial center of the region.
- A concentration of churches.

Are there other strategic opportunities in any of these areas?

The same Main Street Task Force found the following opportunities in this area:

- Greater interface with Western Connecticut State University and Naugatuck Valley Community College.
- Additional housing (especially for singles, elderly, students).
- Additional commercial development.
- Palace Theater opening.
- Historic preservation, façade and signage improvements.
- Additional parking lot landscaping and streetscape improvements.
- Enhancing neighborhood sidewalks and lighting.
- Expanding efforts to promote downtown as a destination for culture, arts and entertainment.
- Capitalizing on social trends portending strong futures for downtowns.
- Additional promotion/public relations.
- Additional community activities and facilities.
- Establishing cooperative efforts with the Chamber of Commerce.
- Expansion of cultural activities.
- Availability of parcels for new development.
- Additional pedestrian safety amenities (e.g. brick crosswalks).

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan has been prepared to meet those needs identified in the preceding needs analyses. The Strategy will address both housing and non-housing needs. The non-housing needs include public services to address special needs populations as well as public facility and infrastructure needs.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Spring Street Target Area
	Area Type:	Downtown Neighborhood Revitalization Area
	Other Target Area Description:	Downtown Neighborhood Revitalization Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Spring, Beaver, and Foster Streets are in the downtown urban core of Danbury, containing parts of Census Tracts 2101, 2106, and 2107.01.
	Include specific housing and commercial characteristics of this target area.	The urban core of Danbury has older housing stock, houses almost half of the City’s minority population, and lower median incomes than Danbury as whole. This area includes the highest percentages of cost burdened households. These Census tracts contain mostly older neighborhoods with small pockets of commercial development adjacent to one, two, and other multi-family dwellings.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Spring Street area has long been an area of concern for social service providers due to its central location and high proportion of low income and minority households.
Identify the needs in this target area.	Concentrations of low income people may indicate the type of community development, public services, or affordable housing that a community needs to re-focus, examine and formulate a viable plan of action. There are also substantial infrastructure needs in the area, requiring capital improvement funds.	

	What are the opportunities for improvement in this target area?	The City of Danbury will continue the City’s investment to revitalize this LMI neighborhood by constructing new sidewalks and curb cuts and security cameras. This area is undergoing revitalization in an effort by the City to work with non-profits such as the Jericho Partnership, a local faith based non-profit group.
	Are there barriers to improvement in this target area?	The barriers to improvement in the Spring Street area are largely the same seen in the rest of the City of Danbury: high housing costs driven by private market forces, lack of funds for security deposits, tight housing markets leading some families to double up or violate fire and building codes, and preventing the abandonment of housing and preserve the older, existing housing stock, among others. The minority and low income concentrations in the central city Census tracts are also a result of historical factors such as former lending discrimination, and the former City/Town divide that concentrated commercial and multi-family development downtown. The new influx of migration of people from Central and South America settling in the area has also contributed to minority and low income concentration in the central urban area.
2	Area Name:	Citywide
	Area Type:	Citywide Benefit
	Other Target Area Description:	Citywide Benefit
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Municipal boundaries.
	Include specific housing and commercial characteristics of this target area.	Housing and commercial characteristics are described throughout the Consolidated Plan.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area was included for those programs and projects that were eligible to all individuals and families citywide.
	Identify the needs in this target area.	The needs met by the program within this area were cost burden, social service needs, infrastructure and community service needs.
	What are the opportunities for improvement in this target area?	The city contains a variety of housing stock and programs to meet the needs of its low and moderate income population. Support of these programs and revitalization of its neighborhoods represents an opportunity to improve the city and benefit its residents.
	Are there barriers to improvement in this target area?	Lack of financial resources.
3	Area Name:	CDBG Income-Eligible Neighborhoods & Target Areas
	Area Type:	CDBG Program-Eligible Areas
	Other Target Area Description:	CDBG Program-Eligible Areas
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	These areas include neighborhoods, target areas and other locations within the community that contain low and moderate income population concentrations and/or CDBG program eligible clientele. Program eligibility is determined by census data or survey.
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	

	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Danbury focuses CDBG resources in low and moderate income areas with the greatest needs as well as support of other investments which serves low and moderate income persons. The neighborhood where many CDBG funded activities take place is in the vicinity of Spring, Beaver and Foster Streets.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Provide affordable rental housing opportunities
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Public Housing Residents
	Geographic Areas Affected	Downtown Neighborhood Revitalization Area Citywide Benefit CDBG Program-Eligible Areas
	Associated Goals	Provide Affordable Rental Opportunities Support Energy Conservation
	Description	<p>Provide affordable rental housing opportunities for extremely low and very-low income renters by increasing the supply and maintaining the availability of affordable rental housing in the City</p> <ul style="list-style-type: none"> • Continue the provision of existing rental assistance and support applications for additional rental assistance and rental subsidies (i.e. Section 8 vouchers and certificates and other forms of rent subsidization). In addition, encourage the provision of supportive services aimed at promoting self-sufficiency. • Increase the supply of quality, affordable rental housing in the City by supporting both the rehabilitation of affordable rental units, and the construction of new affordable rental housing. • Increase the supply and availability of affordable rental units, especially with two or more bedrooms.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
2	Priority Need Name	Cultivate Affordable Homeownership Opportunities
	Priority Level	High

	Population	Low Moderate Middle
	Geographic Areas Affected	Citywide Benefit CDBG Program-Eligible Areas
	Associated Goals	Provide Affordable Homeownership Opportunities Support Energy Conservation
	Description	<p>Cultivate affordable homeownership opportunities through the financing or construction of housing for first time homebuyers, the preservation of existing ownership housing through rehabilitation and improving the availability of supportive social services to homeowners.</p> <ul style="list-style-type: none"> • Support and encourage the development of new affordable ownership housing in the City. • Support and encourage the rehabilitation of existing owner-occupied housing units • Enhance the delivery of support services which will alleviate or reduce the problems of cost burden and overcrowding experienced by extremely low-income homeowners, resulting from limited economic resources. • Assist and protect existing homeowners from the potential fall-out from severe changes in the housing market, should they materialize, through programs and services that help prevent or limit foreclosures.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
3	Priority Need Name	Provide Support Services to Homeless & At-Risk HH
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	Citywide Benefit

	Associated Goals	Address Homelessness with Housing & Services Support and Promote Supportive Housing Services
	Description	<p>Increase the level and delivery of support services to the homeless and those at-risk of becoming homeless.</p> <ul style="list-style-type: none"> • Continue to address the issue of homelessness consistent with the Mayor’s Task Force to End Homelessness report released in 2006. • Expand existing programs of assessment and outreach targeted to serve homeless families, individuals and persons with special needs, as well as programs, which are designed to prevent at-risk populations from becoming homeless. • Provide transitional housing and companion support services to assist homeless families and persons with special needs to break the cycle of homelessness. • Increase the provision of permanent supportive housing and permanent housing for homeless families, individuals and persons with special needs. • Assist local service providers in expanding their existing programming designed to provide permanent supportive housing and/or permanent housing for these individuals. • Support the development of housing for specifically identified groups, such as veterans, at every point along the continuum of care spectrum (emergency shelter, transitional housing, supportive permanent housing and permanent housing). • Address the needs of homeless veterans in the community through the expansion of facilities to meet their needs.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes. Strategies also address the local Plan to End Homelessness.
4	Priority Need Name	Address Issue of Homelessness
	Priority Level	High

	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill veterans
	Geographic Areas Affected	Citywide Benefit
	Associated Goals	Address Homelessness with Housing & Services
	Description	Continue to address the issue of homelessness consistent with the Mayor’s Task Force To End Homelessness Plan released in 2006.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes. Strategies also address the local Plan to End Homelessness.
5	Priority Need Name	Address Needs of Homeless Veterans
	Priority Level	High
	Population	veterans
	Geographic Areas Affected	Citywide Benefit
	Associated Goals	Address Homelessness with Housing & Services Support and Promote Supportive Housing Services
	Description	Address the needs of homeless veterans in the community through the expansion of facilities to meet their needs.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes. Strategies also address the local Plan to End Homelessness.

6	Priority Need Name	Support and Promote Supportive Housing Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide Benefit
	Associated Goals	Address Homelessness with Housing & Services Support and Promote Supportive Housing Services
	Description	Support and promote supportive housing services through programs which may include health services, family counseling, substance abuse counseling, parenting skills, and other appropriate services which would assist them in overcoming or better dealing with their special needs. <ul style="list-style-type: none"> Expand supportive housing activity to serve various need groups
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
7	Priority Need Name	Maintain and Improve Public Facilities
	Priority Level	High
	Population	Non-housing Community Development

	Geographic Areas Affected	Downtown Neighborhood Revitalization Area Citywide Benefit CDBG Program-Eligible Areas
	Associated Goals	Maintain and Improve Existing Public Facilities Meet Accessibility Needs of Physically Disabled Support Energy Conservation Support Remediation and Anti-Blight Efforts
	Description	<p>Maintain and improve existing public facilities and encourage the development of upgraded facilities, particularly with regard to, cleanup of contaminated sites, parks/recreation facilities and parking facilities serving low-income populations.</p> <ul style="list-style-type: none"> • Develop and implement plans to address contaminated sites and therefore, further economic development and enhance public safety • Expand and improve existing recreational facilities, particularly those located in distressed areas with high concentrations of low-income populations. • Expand and improve parking facilities, particularly existing facilities, which serve the commercial business district, where necessary and feasible. • Expand facilities for seniors to improve quality of services and increase capacity and effectiveness of program.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
8	Priority Need Name	Maintain & Improve Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Downtown Neighborhood Revitalization Area Citywide Benefit CDBG Program-Eligible Areas
	Associated Goals	Maintain and Improve Public Infrastructure Meet Accessibility Needs of Physically Disabled Support Economic Development Efforts Support Remediation and Anti-Blight Efforts

	Description	<p>Encourage the continued maintenance and improvement of the City’s infrastructure, particularly with regard to street and sidewalk improvements, as well as flood drain improvements.</p> <ul style="list-style-type: none"> • Support and encourage the repair, replacement or reconstruction of local sidewalks and/or streets for neighborhood enhancement and to encourage economic development • Support and encourage repair, replacement or reconstruction of local flood drainage facilities for neighborhood enhancement and to facilitate economic development
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
9	Priority Need Name	Support Public Service Programs
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Downtown Neighborhood Revitalization Area Citywide Benefit CDBG Program-Eligible Areas
	Associated Goals	Provide Public Service Program Support Support Economic Development Efforts

	Description	<p>Support the continuance and/or expansion of existing public service programs including those which provide services to the handicapped, youth, and/or substance abusers or which offer transportation services and employment training.</p> <ul style="list-style-type: none"> • Support the continuance and/or expansion of existing public service programs designed to assist seniors, the handicapped, youth and/or substance abusers. • Support the development, continuance and/or expansion of existing public service programs designed to provide transportation services to low-income City residents and persons with special needs. • Encourage the development continuance and/or expansion of existing employment training programs • Continue to support and encourage the development of programs designed to promote crime awareness and prevention. • Wherever feasible, support the expansion of existing child care programs to provide a wider array of services to children in need • Endorse and support the activities and programs of youth centers and child care Centers already in existence in the City and support the development of new centers, if feasible • Support the continuance and/or expansion of existing public service programs that provide health services to low-income populations in the City.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
10	Priority Need Name	Provide Improvements to Meet Accessibility Needs
	Priority Level	High
	Population	Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Citywide Benefit
	Associated Goals	Meet Accessibility Needs of Physically Disabled

	Description	To expand existing efforts to meet the needs of the City’s physically handicapped population by supporting projects designed to make current facilities accessible or to provide new handicapped accessible facilities/equipment. <ul style="list-style-type: none"> Support the continuance and/or expansion of activities designed to improve access for persons with disabilities.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
11	Priority Need Name	Expand Remediation & Code Enforcement Efforts
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Downtown Neighborhood Revitalization Area Citywide Benefit CDBG Program-Eligible Areas
	Associated Goals	Support Economic Development Efforts Support Remediation and Anti-Blight Efforts
	Description	To enhance and expand other community development efforts, particularly with regard to lead-based paint remediation/education and code enforcement activities. <ul style="list-style-type: none"> Support the development of programs and policies designed to improve lead-based paint education and remediation in City-funded housing rehabilitation projects Support existing efforts of code enforcement, including the demolition of unsafe housing in low-income neighborhoods. Continue to encourage and support asbestos removal activities in all City-funded housing rehabilitation projects
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
12	Priority Need Name	Support Senior Programming & Services
	Priority Level	High

	Population	Elderly Frail Elderly Non-housing Community Development
	Geographic Areas Affected	Downtown Neighborhood Revitalization Area Citywide Benefit CDBG Program-Eligible Areas
	Associated Goals	Provide Public Service Program Support
	Description	To promote and encourage the continued operation of existing senior programs and services such as those offered by the Department of Elderly Services
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
13	Priority Need Name	Promote Programming for Youth
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Downtown Neighborhood Revitalization Area Citywide Benefit CDBG Program-Eligible Areas
	Associated Goals	Provide Public Service Program Support
	Description	To promote the development of supportive programs for youth including job/career development extracurricular activity, computer literacy, and volunteerism
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
14	Priority Need Name	Support of Anti-Crime Programs
	Priority Level	High
	Population	Non-housing Community Development

	Geographic Areas Affected	Downtown Neighborhood Revitalization Area CDBG Program-Eligible Areas
	Associated Goals	Provide Public Service Program Support
	Description	To continue support of anti-crime programs in cooperation with the City of Danbury Police Department
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
15	Priority Need Name	Provide Administrative and Planning Activities
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Downtown Neighborhood Revitalization Area Citywide Benefit CDBG Program-Eligible Areas
	Associated Goals	Support Administrative & Planning Activities
	Description	<p>To continue existing administrative and planning activities necessary for the implementation of the objectives, actions and programs outlined in this Strategic Plan including fair housing counseling, tenant-landlord counseling and/or public awareness</p> <ul style="list-style-type: none"> • Continue to fund the necessary planning and administrative activities undertaken by the Lead Agency to improve coordination of housing and community development activities in Danbury. • Support and encourage the development of public service programs designed to provide fair housing counseling and tenant/landlord counseling to low-income City residents.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
16	Priority Need Name	Support Energy Conservation

Priority Level	High
Population	Extremely Low Low Moderate Middle
Geographic Areas Affected	Downtown Neighborhood Revitalization Area Citywide Benefit CDBG Program-Eligible Areas
Associated Goals	Support Energy Conservation
Description	Support energy conservation to address environmental impacts and the increasing cost burden resulting from escalating energy costs.
Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.

Narrative (Optional)

NA

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Lack of units with rents within the FMR limits.
TBRA for Non-Homeless Special Needs	Lack of units with physical facilities to accommodate special needs.
New Unit Production	Many households that have previously been excluded from homeownership, including minority and lower income families, reside in central cities where the housing stock is older and opportunities for new construction are limited. Thus, any large effort to expand homeownership among these families must include rehabilitation of the housing stock in these areas.
Rehabilitation	Home rehabilitation reflects a continuum from minor fix up, through remodeling and renovation, all the way to total “gut” rehabilitation, with each action presenting technical and financial issues requiring regulatory flexibility. Given the wide range of conditions and choices, home rehabilitation entails difficult regulatory challenges and significant costs.
Acquisition, including preservation	Limiting the costs of homeownership, including financing, production, and transaction costs and fees, to make homeownership more affordable, make financing more available, and simplify the home buying process to make it easier to purchase and own a home. Streamlining transaction costs, expanding creative financing and public gap financing, and making technological improvements in loan underwriting will reduce the costs of homeownership.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Danbury receives Federal Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development on an annual basis. During the first Program Year of this Five Year Plan, the City will receive CDBG funds in the amount of \$637,786. For the purpose of this Strategic Plan the City has made the assumption that its allocation will remain similar over the five-year period. If this assumption changes, with the City receiving an allocation significantly different than its current amount, the ability to provide services and meet the identified housing and community development needs of its residents will be affected accordingly.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	637,786	0	17,523	655,309	2,551,144	Expected amount available assumes a similar annual allocation over each of the remaining 4 years.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City receives and utilizes a variety of other resources including general and capital funds to either directly or indirectly meet its housing and community development needs. In some instances federal CDBG funds are used to leverage private resources, state funding and other resources for specific projects and help the City provide much needed services and program assistance to some of its lowest income residents. The implementation of the First Year Action Plan activities and additional funds received in subsequent years will generate matching funds from a variety of sources either directly or indirectly to meet community needs.

Additional Resources

Additional resources are leveraged in support of local housing and community development efforts. In any given year the City has a combination of federal, state and local funds. Over the upcoming 2018-2019 Program Year the City anticipates over \$3 million in federal and \$9 million in state funding to be available to support local efforts. Federal sources include the US Department of Education, the Department of Justice, the Federal Emergency Management Administration as well as other HUD sources. State resources include the Department of Education, Department of Transportation, Department of Environmental Protection, Department of Social Services and the Office of Policy and Management. A listing of the additional resources anticipated for the upcoming program year is attached as part of this plan in the "Additional Attachment and Maps" attachment.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, there are no publicly owned properties within the jurisdiction that may be used to address needs identified in the plan.

Discussion

See narratives above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DANBURY	Government	Non-homeless special needs Ownership Planning Rental	Jurisdiction
Finance Department	Other	Planning	Jurisdiction
DANBURY HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
CDBG Policy Committee	Other	Planning	Jurisdiction
Danbury Health and Human Services Department	Government	Homelessness Non-homeless special needs public facilities public services	Jurisdiction
Danbury Public Works Department	Government	Non-homeless special needs neighborhood improvements public facilities	Jurisdiction
Danbury Corporation Counsel	Government	Planning	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City has refined the process through which it will carry out its consolidated strategy and plan. This process will involve a team approach to delivering Community Development services to the citizens of Danbury. Under this administrative structure, the Lead Agency is the Finance Department.

The combined strength of the CDBG administrative team is to improve cost-effectiveness and coordination of service delivery for all CDBG funded and co-funded activities designed to serve low and moderate income persons. The City has assessed the strengths and gaps in its service delivery system. It has adopted the basic assumptions put forth in the previous Consolidated Plan for Housing and Community Development.

Various actions can be taken over time to eliminate any gaps that may occur in the City’s service delivery system and to strengthen, coordinate and integrate the institutional structure and its component parts. In particular, current service levels can be enhanced if there is an unfulfilled need, and any service gaps that are identified can be immediately addressed.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Multiple service delivery points have reduced the overall effectiveness of many public services to specific need groups. Mental health, family counseling, substance abuse, public health and related services are included in this dilemma. Linkage between various agencies through coordinated programming and budgeting is necessary for improved service delivery.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City has refined the process through which it will carry out its consolidated strategy and plan. This new process will involve a team approach to delivering community development services to the citizens of Danbury. The Lead Agency continues to be the Finance Department.

The combined strength of the new CDBG administrative team is to improve cost-effectiveness and coordination of service delivery for all CDBG funded and co-funded activities designed to serve low and moderate income persons. The City has assessed the strengths and gaps in its service delivery system. It has adopted the basic assumptions put forth in the previous Consolidated Plan for Housing and Community Development, and is prepared to subscribe to the following protocols to overcome identifiable gaps:

- there is a decrease in responsiveness, untimeliness of publication, etc. in the outreach conducted by the Lead Agency that would result in an uninformed public
- the public is not active in the planning process
- the service providers are not active in the planning process
- there is a delay in funding resulting from the approved extension for submission of the document

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Toward addressing these gaps,, the Lead Agency and its staff will:

- provide in-house technical assistance to those participating
- keep information flowing among the various bodies to maintain informed participation
- serve as liaison to the City Council, Policy Committee and the public and provide them with support services as appropriate

Various actions can be taken over time to eliminate any gaps that may occur in the City's service delivery system and to strengthen and integrate the institutional structure and its component parts. In particular, current service levels can be enhanced if there is an unfulfilled need, and any service gaps that are identified can be immediately addressed.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Affordable Rental Opportunities	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide CDBG Income-Eligible Neighborhoods & Target Areas	Provide affordable rental housing opportunities	CDBG: \$550,000	Rental units rehabilitated: 50 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
2	Provide Affordable Homeownership Opportunities	2018	2022	Affordable Housing	Citywide	Cultivate Affordable Homeownership Opportunities		
3	Address Homelessness with Housing & Services	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Address Issue of Homelessness Address Needs of Homeless Veterans Provide Support Services to Homeless & At-Risk HH Support and Promote Supportive Housing Services	CDBG: \$183,912	Homeless Person Overnight Shelter: 750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support and Promote Supportive Housing Services	2018	2022	Homeless Non-Homeless Special Needs	Citywide	Address Needs of Homeless Veterans Provide Support Services to Homeless & At-Risk HH Support and Promote Supportive Housing Services	CDBG: \$225,000	Rental units rehabilitated: 25 Household Housing Unit
5	Maintain and Improve Existing Public Facilities	2018	2022	Non-Housing Community Development	Spring Street Target Area Citywide CDBG Income-Eligible Neighborhoods & Target Areas	Maintain and Improve Public Facilities	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 81967 Persons Assisted
6	Maintain and Improve Public Infrastructure	2018	2022	Non-Housing Community Development	Citywide CDBG Income-Eligible Neighborhoods & Target Areas	Maintain & Improve Infrastructure	CDBG: \$617,232	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 81967 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Provide Public Service Program Support	2018	2022	Non-Housing Community Development	Spring Street Target Area Citywide CDBG Income-Eligible Neighborhoods & Target Areas	Promote Programming for Youth Support Public Service Programs Support Senior Programming & Services Support of Anti-Crime Programs	CDBG: \$275,000	Public service activities other than Low/Moderate Income Housing Benefit: 17500 Persons Assisted
8	Meet Accessibility Needs of Physically Disabled	2018	2022	Non-Housing Community Development	Spring Street Target Area Citywide CDBG Income-Eligible Neighborhoods & Target Areas	Maintain & Improve Infrastructure Maintain and Improve Public Facilities Provide Improvements to Meet Accessibility Needs	CDBG: \$125,000	
9	Support Economic Development Efforts	2018	2022	Non-Housing Community Development	Spring Street Target Area Citywide CDBG Income-Eligible Neighborhoods & Target Areas	Expand Remediation & Code Enforcement Efforts Maintain & Improve Infrastructure Support Public Service Programs		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Support Remediation and Anti-Blight Efforts	2018	2022	Non-Housing Community Development	Spring Street Target Area Citywide CDBG Income-Eligible Neighborhoods & Target Areas	Expand Remediation & Code Enforcement Efforts Maintain & Improve Infrastructure Maintain and Improve Public Facilities	CDBG: \$0	Brownfield acres remediated: 5 Acre
11	Support Energy Conservation	2018	2022	Affordable Housing Public Housing Non-Housing Community Development	Spring Street Target Area Citywide CDBG Income-Eligible Neighborhoods & Target Areas	Cultivate Affordable Homeownership Opportunities Maintain and Improve Public Facilities Provide affordable rental housing opportunities Support Energy Conservation		
12	Support Administrative & Planning Activities	2018	2022	Administration & Planning	Citywide	Provide Administrative and Planning Activities	CDBG: \$417,232	Other: 5 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Affordable Rental Opportunities
	Goal Description	<p>Provide rental housing opportunity by increasing the supply and maintaining the availability of rental housing in the City.</p> <ul style="list-style-type: none"> • Continue the provision of existing rental assistance and support applications for additional rental assistance and rental subsidies (i.e. Section 8 vouchers and certificates and other forms of rent subsidization). In addition, encourage the provision of supportive services aimed at promoting self-sufficiency. • Increase the supply of quality, affordable rental housing in the City by supporting both the rehabilitation of affordable rental units, and the construction of new affordable rental housing. • Increase the supply and availability of affordable rental units, especially with two or more bedrooms.
2	Goal Name	Provide Affordable Homeownership Opportunities
	Goal Description	<p>Cultivate affordable homeownership opportunities through the financing or construction of housing for first time homebuyers, the preservation of existing ownership housing through rehabilitation and improving the availability of supportive social services to homeowners.</p> <ul style="list-style-type: none"> • Support and encourage the development of new affordable ownership housing in the City. • Support and encourage the rehabilitation of existing owner-occupied housing units • Enhance the delivery of support services which will alleviate or reduce the problems of cost burden and overcrowding experienced by extremely low-income homeowners, resulting from limited economic resources. • Assist and protect existing homeowners from the potential fall-out from severe changes in the housing market, should they materialize, through programs and services that help prevent or limit foreclosures.

3	Goal Name	Address Homelessness with Housing & Services
	Goal Description	<p>Increase availability of housing and the level and delivery of support services to meet the needs of the homeless and those at-risk of becoming homeless.</p> <ul style="list-style-type: none"> • Expand existing programs of assessment and outreach targeted to serve homeless families, individuals and persons with special needs, as well as programs, which are designed to prevent at-risk populations from becoming homeless. • Provide transitional housing and companion support services to assist homeless families and persons with special needs to break the cycle of homelessness. • Increase the provision of permanent supportive housing and permanent housing for homeless families, individuals and persons with special needs. • Assist local service providers in expanding their existing programming designed to provide permanent supportive housing and/or permanent housing for individuals in these special need categories. • Support the development of housing for specifically identified groups, such as veterans, at every point along the continuum of care spectrum (emergency shelter, transitional housing, supportive permanent housing and permanent housing). • Address the needs of homeless veterans in the community through the expansion of facilities to meet their needs. • Continue to address the issue of homelessness consistent with the Mayor’s Task Force to End Homelessness report released in 2006
4	Goal Name	Support and Promote Supportive Housing Services
	Goal Description	<p>Support and promote supportive housing services through programs which may include health services, family counseling, substance abuse counseling, parenting skills, and other appropriate services which would assist them in overcoming or better dealing with their special needs.</p> <ul style="list-style-type: none"> • Expand supportive housing activity to serve various need groups

5	Goal Name	Maintain and Improve Existing Public Facilities
	Goal Description	<p>Maintain and improve existing public facilities and encourage the development of upgraded facilities, particularly with regard to, cleanup of contaminated sites, parks/recreation facilities and parking facilities serving low-income populations.</p> <ul style="list-style-type: none"> • Develop and implement plans to address contaminated sites and therefore, further economic development and enhance public safety • Expand and improve existing recreational facilities, particularly those located in distressed areas with high concentrations of low-income populations. • Expand and improve parking facilities, particularly existing facilities, which serve the commercial business district, where necessary and feasible. • Expand facilities for seniors to improve quality of services and increase capacity and effectiveness of program.
6	Goal Name	Maintain and Improve Public Infrastructure
	Goal Description	<p>Encourage the continued maintenance and improvement of the City's infrastructure, particularly with regard to street and sidewalk improvements, as well as flood drain improvements.</p> <ul style="list-style-type: none"> • Support and encourage the repair, replacement or reconstruction of local sidewalks and/or streets for neighborhood enhancement and to encourage economic development • Support and encourage repair, replacement or reconstruction of local flood drainage facilities for neighborhood enhancement and to facilitate economic development

7	Goal Name	Provide Public Service Program Support
	Goal Description	<p>Support the continuance and/or expansion of existing public service programs including those which provide services to the handicapped, youth, elderly and/or substance abusers or which offer transportation services and employment training.</p> <ul style="list-style-type: none"> • Support the continuance and/or expansion of existing public service programs designed to assist seniors, the handicapped, youth and/or substance abusers. • Support the development, continuance and/or expansion of existing public service programs designed to provide transportation services to low-income City residents and persons with special needs. • Encourage the development continuance and/or expansion of existing employment training programs • Continue to support and encourage the development of programs designed to promote crime awareness and prevention. • Wherever feasible, support the expansion of existing child care programs to provide a wider array of services to children in need • Endorse and support the activities and programs of youth centers and child care Centers already in existence in the City and support the development of new centers, if feasible • Support the continuance and/or expansion of existing public service programs that provide health services to low-income populations in the City. <p>Special emphasis includes:</p> <p><u>Senior Programs</u> - To promote and encourage the continued operation of existing senior programs and services such as those offered by the Department of Elderly Services</p> <p><u>Youth Programs</u> - To promote the development of supportive programs for youth including job/career development extracurricular activity, computer literacy, and volunteerism</p> <p><u>Anti-Crime Programs</u> - To continue support of anti-crime programs in cooperation with the City of Danbury Police Department</p>

8	Goal Name	Meet Accessibility Needs of Physically Disabled
	Goal Description	<p>To expand existing efforts to meet the needs of the City’s physically handicapped population by supporting projects designed to make current facilities accessible or to provide new handicapped accessible facilities/equipment.</p> <ul style="list-style-type: none"> • Support the continuance and/or expansion of activities designed to improve access for persons with disabilities.
9	Goal Name	Support Economic Development Efforts
	Goal Description	<p>To enhance and expand existing economic development efforts, particularly with regard to the rehabilitation of commercial/industrial structures, improvement of infrastructure to benefit commercial/industrial businesses, micro-business development and the provision of technical assistance to new and established businesses.</p> <ul style="list-style-type: none"> • Support the development of loan and/or other programs designed to assist new and/or <i>existing</i> businesses to rehabilitate commercial/industrial structures • Provide funding to finance infrastructure improvements that will benefit industrial/commercial properties wherever feasible and appropriate. Wherever possible, identify/leverage alternate sources of funding to finance such improvements. • Encourage the development of programs designed to provide “start-up” capital to small businesses in an effort to increase the number of new micro-businesses in the City. • Continue to support entities, which provide technical assistance to the business community and facilitate the development of new programs designed to provide technical assistance to those who wish to start a new business in the City.

10	Goal Name	Support Remediation and Anti-Blight Efforts
	Goal Description	<p>To enhance and expand other community development efforts, particularly with regard to lead-based paint remediation/education and code enforcement activities.</p> <ul style="list-style-type: none"> • Support the development of programs and policies designed to improve lead-based paint education and remediation in City-funded housing rehabilitation projects • Support existing efforts of code enforcement, including the demolition of unsafe housing in low-income neighborhoods. • Continue to encourage and support asbestos removal activities in all City-funded housing rehabilitation projects
11	Goal Name	Support Energy Conservation
	Goal Description	Support energy conservation to address environmental impacts and the increasing cost burden from escalating energy costs.
12	Goal Name	Support Administrative & Planning Activities
	Goal Description	<p>Continue to support existing administrative and planning activities necessary for the implementation of the objectives, actions and programs outlined in this Strategic Plan including fair housing counseling, tenant-landlord counseling and/or public awareness</p> <ul style="list-style-type: none"> • Continue to fund the necessary planning and administrative activities undertaken by the Lead Agency to improve coordination of housing and community development activities in Danbury. • Support and encourage the development of public service programs designed to provide fair housing counseling and tenant/landlord counseling to low-income City residents.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Danbury Housing Authority is the primary provider of housing to very low income households in the City. The HACD receives funding on an annual basis from HUD to support the provision of housing, to make repairs on its existing properties and to provide programs and supportive services to public housing residents. Section 504 of the Rehabilitation Act of 1973 prohibits federal agencies and all nonfederal agencies receiving federal funds from excluding people with disabilities, including psychiatric disabilities, from programs or activities - including specific housing programs - because of their disability. The present 504 discusses the elements and goals involved in converting housing units to render them handicap accessible. Accessibility needs are depicted as a high priority

Activities to Increase Resident Involvements

The plan provides for and encourages citizen participation, emphasizing the involvement of low-, very low-, and extremely low-income residents where housing and community development funds may be spent. The City encourages the participation of all its residents, including minorities and non-English speaking persons, as well as persons with mobility, visual or hearing impairments in all stages of the process. The Housing Authority offers two specific programs for residents to become more involved in management and progress to homeownership, the Section 8 Home Ownership Program and the Family Self Sufficiency Program. Both programs encourage resident involvement through homeownership counseling, budgeting and money management, credit counseling, education and employment counseling and other supportive services related to improving the overall financial situation of residents. The Homeownership Voucher Program has had up to twenty-eight (28) participants and currently has twenty-two (22) families enrolled. Twelve of the current families include persons with a disability, and four families have graduated from the program due to increased income that led to zero subsidy. These four families continue to own their units and are self-sufficient. The FSS program at the Danbury Housing Authority is a voluntary program. The current program size is twenty-six (26) public housing participants. This program is currently operating at or above its voluntary program size and is maintaining waiting lists. The FSS program includes a Family SELF Sufficiency Program Coordinating Council. The FSSC includes Housing Authority staff, and community partners as well as HA residents. As part of the FSS program the Danbury Housing Authority offers incentives to encourage participation and enhance the participant's ability to achieve self-sufficiency. These incentives include eligibility for enrollment in an escrow account plan, credit towards community service requirements, employment and education referrals, homeownership counseling, and case management, advocacy and referrals.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

NA - The Danbury Public Housing Authority is not designated as troubled under 24 CFR part 902.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

While Danbury has met and exceeded affordability guidelines, all of the suburban neighbors have lagged behind. Such agencies as mentioned above who might aspire to correct that situation might seek out appropriately priced homes in the suburbs and apply the acquisition and resale strategy outlined above. However, that strategy has lost viability due to the rising suburban price levels over the first half of this decade.

Even with a decrease in the number of affordable housing units in the City over the past several years, Danbury has shown a solid commitment as a community to expanding affordable housing options for its residents. However, there is still an unmet demand for affordable housing in the City. This demand is almost certainly attributable to the general lack of affordable housing in the communities surrounding Danbury. As a result, an increasing demand for affordable housing and a lack of affordable housing construction in the suburbs are combining to shift the entire regional demand for affordable housing onto Danbury's shoulders. Thus, a difficult and unfair situation exists where Danbury may build new affordable units, yet is still unable to keep pace with demand.

Constraints associated with local policies, which may influence the development of affordable housing, include tax policies, zoning or land use controls, building codes, fees and charges, growth limits, and other. For example, no new multi-family housing zones are being created, largely due to the absence of available land. Rezoning of land, which is already developed, is extremely difficult. As a result affordable housing must compete with private economic forces associated with existing properties that are far too expensive to acquire.

According to 2009-2013 ACS data, low and moderate income households represent 41.1%, or 12,050 households, in the City. The very nature of these demographic characteristics speaks to an impediment which is extremely difficult to overcome.

The most constraining state controlled policy, which affects affordable housing, is the availability of public funds. Resources to develop new housing are controlled by the legislature at levels consistent with overall state budget objectives. The absence of consistency in funding levels is a major variable, which has an effect on affordable housing development statewide.

An additional constraint in the development of affordable housing is the State's internal policies regarding targeting resources to certain applicant groups. State agencies' often target housing development and supportive service funds to applicant groups such as private non-profits, to the exclusion of municipalities, Housing Authorities and other affordable housing development entities. This dilutes the City's attempts at developing additional affordable housing.

The last constraining condition relates to the processing of external funding applications at the State and Federal levels. Many times funding applications take months to approve and many more months to contract for and actually receive funds.

For those projects that are “ready to go”, this delay can sometimes be devastating to the projects’ success. Although internal improvements are proposed at both levels, it is important to recognize that funding sources designed to promote affordable housing involve lengthy, time consuming processes.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

State

Petition Legislators to support new authorizations of housing development funds; attend and present evidence at budget hearings to increase housing fund allocation; petition DOH (Department of Housing) to broaden its applicant pool on more programs to allow municipalities to apply for state funds; discuss and offer local assistance on streamlining DOH applicant review process in an effort to reduce processing time and not jeopardize project viability.

Local

Continue to support, create regulatory solutions to broaden affordable housing opportunities with the existing zoning structure of the City; attend meetings, present evidence of opportunities available, which are not harmful to the integrity of current zoning standards. Based on the constraints we believe to be present within state and local policies, we find that no impact will be felt on most of the fundamental activities associated with our priority attributions.

These programs or activities include moderate rehabilitation, rental assistance, homebuyer assistance, and support facilities and services. Only new construction may be affected based on density considerations and/or funding considerations related to the above mentioned constraints.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City has identified the issue of homelessness as a high priority goal. We continue to assess and refine the strategies included in the “Mayor’s Ten-Year Plan to End Homelessness”. The City is a member of a regional collective, the Community Care Team to provide outreach and assessment to homeless persons. The Community Care Team (CCT) includes Western Connecticut Health Network (Danbury Hospital), the Greater Danbury Community Health Center, Catholic Charities, WeCAHR (Western Connecticut Association for Human Rights), and CAAWC (Community Action Agency of Western CT), along with the City of Danbury Health and Human Services Department.

CCT is a safety-net of service providers, each with a role to play in the assessment of and assistance to homeless persons. Referrals are generally received through “211”, the point of contact for homeless persons to access services and assistance. Members of the CCT assess specific needs and the appropriate provider after receiving referrals from 211. The City assesses specific needs at our emergency shelter and facilitates services and/or referrals to other member agencies on the CCT.

Addressing the emergency and transitional housing needs of homeless persons

The City of Danbury maintains a shelter for emergency housing, mainly for single men. There are limited facilities for women and women with children. The City has provided CDBG funding for operating costs at the shelter as well as facility improvements such as ADA ramps and energy-efficiency improvements. Assessment and services for the immediate needs of clients are provided including a health clinic, referrals for drug and alcohol abuse, mental health services, and rapid re-housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

As part of the CHNA, the City assists in rapid re-housing with appropriate referrals to other agencies in the CHNA. These other agencies include Western CT Health Network, Regional YMCA, United Way of Western CT, and MCCA. On an on-going basis, the City supports these community partners with data from SNAP, HART and its own GIS maps to determine proximity of service providers to the particular population groups in need. The more quickly clients can be connected with the appropriate provider, the more quickly homeless individuals and families can receive assistance and ultimately return to permanent housing.

Access to affordable housing units is facilitated by appropriate referral at the emergency shelter to counseling and case management services. Shelter staff can provide referrals to the Danbury Housing Authority and Section 8 services, as well as referral to Catholic Charities and ARC for intensive case management. Catholic Charities and ARC conduct follow-up at 30-, 45-, 90-, and 180-days, following placement in affordable housing. Individuals and families can return to Catholic Charities and ARC for counseling through crises, such as job loss or unexpected medical /health problems that may drain financial resources.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City's emergency shelter provides direct counseling as well as provides referrals to the appropriate agency. An initial assessment is conducted so that a referral can be made to the service provider best-suited to address the specific needs of homeless individuals and families. The City also engages in further administration through the CCT and CHNA to ensure that referrals are acted upon.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Environmental Investigation and Enforcement: The City's Health and Human Services Department enforces the State's Lead Poisoning Prevention and Control Regulations. The regulations are applicable when a child under the age of six resides in a residence and defective paint surfaces are present. The department enforces these regulations in conjunction with its inspection activities under the City's Housing Maintenance and Occupancy Code. When a child under six and defective paint surfaces are documented in a rental unit, the owner is ordered to submit a lead test from a licensed lead inspector. If the test documents the presence of defective lead surfaces, an order is issued to have the surfaces abated in accordance with the State regulations.

The department also conducts environmental investigations whenever notification is received of a child blood lead test exceeding the State action level of 20 micrograms per deciliter. Under such circumstances a full epidemiological investigation is conducted by the department which includes lead testing of the dwelling.

How are the actions listed above related to the extent of lead poisoning and hazards?

The State Department of Health tabulates and reports blood lead levels in children under six. Blood lead levels are measured in micrograms of lead per deciliter of blood ($\mu\text{g}/\text{dL}$). While recent CDC findings have shown that blood lead levels as low as 5 $\mu\text{g}/\text{dL}$ can have adverse developmental effects, the most recent Department of Health report lists ≥ 10 mg/dL as being "lead poisoned." The number of children under six who have been tested and reached that threshold has not exceeded 1% since 2001. Between 2000 and 2011, there has been an average of 11 lead-poisoned children per year. When a child's blood lead levels are ≥ 10 mg/dL , the child's local health department must provide the parent or guardian of the child with information describing the dangers of lead poisoning.

Since January 2009, a local health department must conduct an on-site comprehensive lead inspection and order remediation of the sources of lead exposure to the child if blood lead levels are 15 to 19 mg/dL . Since the Department of Health started tracking 15 mg/dL in 2006, Danbury has averaged about 5 children per year, or 0.275%.

For blood lead levels exceeding 20 mg/dL , a local health department must conduct an epidemiological investigation and order the elimination (abatement) of the sources of lead exposure for that child. Since 2000, 2 children per year, or 0.12%, have exceeded this level.

How are the actions listed above integrated into housing policies and procedures?

The Health and Human Services Department of the City of Danbury protects the public's health through health promotion programs, clinical services and the enforcement of State and City health regulations. Program services include inspection of rental housing and hotels for compliance with

Danbury's housing maintenance code. This division also provides housing discrimination complaint investigation, non-profit affordable housing development and staff support for Danbury's Fair Rent Commission and the Danbury Housing Partnership.

Lead-based paint was often used in homes built before 1980. Particularly high concentrations of lead in paint were used before 1950. This paint can peel, crack or chip away. People who breathe contaminated paint dust from older inner city housing or from older houses being restored can be exposed to the harmful substance. Children eating paint during normal childhood hand-to-mouth activities are also exposed to lead.

A child's playing environment is the area in which first experiences and life impressions take place. Touch, hearing, smell, sight and taste are the information gathering senses through which the child learns. If the child is playing in an older home, or outside next to the home, paint dust may enter the child's system through normal hand-to-mouth activities. Lead poisoning is entirely preventable through education and action.

One out of six children has unacceptable levels of lead in their bodies. Significant lead exposure at a young age can cause brain damage, short attention span, and lower IQ. Lead has also been linked to difficulties in learning language. Exposure during pregnancy can jeopardize fetal development. At high doses, some signs of childhood lead poisoning are hyperactivity, emotional outbursts, lack of attention, fatigue, delinquency, loss of coordination, pain and soreness.

It is important to realize that children in the early stages of lead poisoning often show few symptoms. Only as the poisoning continues, or increase in severity, do the signs become evident. The best way to combat lead poisoning is by removing lead from the child's environment. Prevention is key to avoiding lead exposure. A lead-free environment is best for the developing child.

Blood Lead Screening: The effects of low-level lead exposure are subtle. Not until levels are very high do symptoms of lead poisoning become evident. Lead screening is a means of early detection of elevated blood lead levels in children who may be asymptomatic. If an elevated blood lead level is detected, steps can be taken to remove the lead source from the child's environment and provide medical treatment as needed. The sooner these steps are taken, the less damage will be done to the child's health.

Lead-Based Paint Incidence Among Lower Income Persons: The issue of substandard housing and lead poisoning parallel the housing inventory, which serves low and moderate income people. This stock is generally older, multifamily housing serving as rental units to large families. According to the 2009-2013 American Community Survey, over 67% of all housing units in Danbury were built before 1980. Although a substantial portion of Danbury residents are housed in owner-occupied single-family housing, 71% of the rental housing in Danbury was built before 1980 and 28% of all rental units were built in 1939 or earlier; these units may be particularly susceptible to concern. The Connecticut

Department of Public Health keeps records on screenings and blood lead levels in children under the age of six.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The nature and extent of poverty is often hidden from the majority of the City's population in their day to day lives. The geographic distribution of persons below the poverty line is symptomatic of how silent the affliction of poverty can be on a community. The factors over which the City has direct control are few.

The City's inability to effectively resolve this issue is further exacerbated by lack of available funding and by lack of control over areas external to it such as the private real estate market and its recent dramatic changes. However, in an effort to address the needs of impoverished people and reflect a unified approach in the reduction of poverty, we support the strategy as follows:

1. **Jobs:** Create new jobs and retain employment. Provide outreach and assistance programs; maintenance of certain aid once jobs are obtained to promote self-sufficiency and utilize innovative ways to assist the poor in job placement and training.

Most of our economic development efforts are not funded by CDBG but include marketing of available site, regional coordination and tax benefits for proposed private development.

1. **Housing:** Reinforce supportive housing services, especially to special needs population, to reduce becoming impoverished due to poor conditions or needs, preserve housing stock currently serving low income people, seek additional Section 8 and other rental subsidy certificates, sustain local budget levels for the preservation and production to affordable housing.

The preservation and support of those currently in need will reduce further economic deterioration and housing concerns. The development of new housing opportunities, plus related support services will serve to reduce the number of impoverished people.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To manage its CDBG Program and monitor its sub-recipients, the city has developed an internal management plan to assure proper and timely oversight of activities and projects. As part of this plan, the community development administrator, in conjunction with key City departments and local experts, monitors program and project activities utilizing IDIS, internal budget reviews and on-site visits and periodically reports on project progress and compliance. The CD Administrator is responsible for oversight of all sub-recipients including the preparation of written agreements; periodic review to ensure program requirements are being met; and the recommendation of corrective and remedial actions for those who do not comply.

Monitoring - There are at least two types of sub-recipient monitoring: 1) a “desk audit” of quarterly reports and payment requests, and 2) on-site monitoring visits. The City recognizes that monitoring is an important and ongoing component of the CDBG program and is committed to completing at least one on-site visit at each program site per year. The CD Administrator is responsible for monitoring all projects and activities with priority given to newly funded projects and/or organizations. On-site monitoring will provide an opportunity for the CD Administrator to ensure that sub-recipients are in compliance with Federal regulations and are actively working to achieve the objectives outlined in their sub-recipient agreement and Annual Action Plan. Site visits also allow sub-recipients to receive technical assistance and provide feedback about program administration. A post monitoring review of sub-recipient/project performance will be used to determine if action or reallocations of funds should occur.

Davis Bacon Compliance - The City has designated Engineering Department staff as the Davis Bacon Compliance Manager to oversee any projects that require Davis Bacon compliance. The CD Administrator will include all necessary information that must be included to meet DBRA/Sec 3 requirements for construction projects, including HUD forms, wage determinations, brochures and posters and summaries of the regulatory requirements of the programs, in all appropriate bid documents and agreements. The Compliance Manager conducts site visits, conducts employee interviews, and checks the weekly payroll forms for accuracy and compliance during construction and acknowledge compliance prior to payment of related invoices for construction.

Minority and Women Business Outreach Program - There are several procedures in place to encourage the participation of Minority Business Enterprises (MBE) and Women Business Enterprises (WBE) in City contracts and construction projects. A formal written policy exists regarding the City’s MBE/WBE Program. This policy deals with goods, services, and supplies and is explained to and monitored with regard to City department heads and via pre-construction conferences dealing with all construction

projects in the City. Minority utilization is also encouraged in all hiring practices with regard to City projects. The City goes beyond its written policies to encourage the utilization of minority and women-owned businesses and low-income local residents in CDBG activities. It includes a MBE/WBE/SBE and Section 3 businesses statement to participate in all advertised bids; sends out letters soliciting MBE/WBE/SBE and Section 3 certified businesses; and maintains and distributes a resource list to each project contractor.

Code Compliance - The City ensures compliance with housing codes consistent with program requirements. All properties assisted with Housing Rehab funds will be inspected prior to assistance by a trained technician for code compliance and require that violations be addressed as a condition of funding.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Danbury receives Federal Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development on an annual basis. During the first Program Year of this Five Year Plan, the City will receive CDBG funds in the amount of \$637,786. For the purpose of this Strategic Plan the City has made the assumption that its allocation will remain similar over the five-year period. If this assumption changes, with the City receiving an allocation significantly different than its current amount, the ability to provide services and meet the identified housing and community development needs of its residents will be affected accordingly.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	637,786	0	17,523	655,309	2,551,144	Expected amount available assumes a similar annual allocation over each of the remaining 4 years.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City receives and utilizes a variety of other resources including general and capital funds to either directly or indirectly meet its housing and community development needs. In some instances federal CDBG funds are used to leverage private resources, state funding and other resources for specific projects and help the City provide much needed services and program assistance to some of its lowest income residents. The implementation of the First Year Action Plan activities and additional funds received in subsequent years will generate matching funds from a variety of sources either directly or indirectly to meet community needs.

Additional Resources

Additional resources are leveraged in support of local housing and community development efforts. In any given year the City has a combination of federal, state and local funds. Over the upcoming 2018-2019 Program Year the City anticipates over \$3 million in federal and \$9 million in state funding to be available to support local efforts. Federal sources include the US Department of Education, the Department of Justice, the Federal Emergency Management Administration as well as other HUD sources. State resources include the Department of Education, Department of Transportation, Department of Environmental Protection, Department of Social Services and the Office of Policy and Management. A listing of the additional resources anticipated for the upcoming program year is attached as part of this plan in the "Additional Attachment and Maps" attachment.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

At this time, there are no publicly owned properties within the jurisdiction that may be used to address needs identified in the plan.

Discussion

See narratives above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Address Homelessness with Housing & Services	2013	2018	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Citywide	Address Issue of Homelessness Provide Support Services to Homeless & At-Risk HH	CDBG: \$87,510	Homeless Person Overnight Shelter: 136 Persons Assisted
3	Support and Promote Supportive Housing Services	2013	2018	Homeless Non-Homeless Special Needs	Citywide	Maintain and Improve Public Facilities Support and Promote Supportive Housing Services	CDBG: \$80,276	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
5	Maintain and Improve Public Infrastructure	2013	2018	Non-Housing Community Development	CDBG Income-Eligible Neighborhoods & Target Areas	Maintain & Improve Infrastructure	CDBG: \$150,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 47 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide Public Service Program Support	2013	2018	Non-Housing Community Development	Citywide CDBG Income-Eligible Neighborhoods & Target Areas	Support Public Service Programs Support and Promote Supportive Housing Services	CDBG: \$95,000	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
7	Support Administrative & Planning Activities	2013	2018	Administration & Planning	Citywide	Provide Administrative and Planning Activities	CDBG: \$225,000	Other: 2 Other

Table 55 – Goals Summary

Goal Descriptions

2	Goal Name	Address Homelessness with Housing & Services
	Goal Description	Projects to be funded over the Program year that address this goal include the Danbury Emergency Shelter and Amos House rehab projects.
3	Goal Name	Support and Promote Supportive Housing Services
	Goal Description	This goal will be addressed by ARC, Literacy Volunteers, and United Way.
5	Goal Name	Maintain and Improve Public Infrastructure
	Goal Description	This goal will be addressed through the implementation of the Balmforth Avenue sidewalk improvement project, Phase II.

6	Goal Name	Provide Public Service Program Support
	Goal Description	This goal is addressed by the support of the Interfaith AIDS and Daily Bread Food Pantry projects.
7	Goal Name	Support Administrative & Planning Activities
	Goal Description	This goal will be addressed through administrative and planning activities as required.

Projects

AP-35 Projects – 91.220(d)

Introduction

Following its adopted citizen participation and formal review process for the Annual Action Plan, the City of Danbury allocated its CDBG resources in a manner that addresses its identified housing and community development needs. The projects and programs selected for funding over the upcoming program year are described briefly in the following table.

Amos House \$5,478 - Provide funding for health and safety improvements at transitional shelter for homeless families.

ARC Dream Homes \$30,000 - This project will continue funding to assist with staff and operating costs for the City's designated Point of Contact (POC) provider for its Ten Year Plan to End Homelessness and provide specific case management support for 30 homeless households/persons.

City of Danbury Department of Health and Human Services \$82,032 - Program will provide funding for rehabilitation of restrooms and shower rooms at the City's Emergency Homeless Shelter.

City of Danbury Department of Public Works \$150,000 - This funding will complete the sidewalk improvement project on Balmforth Avenue, from Osborne Street to North Street.

Daily Bread Food Pantry \$85,000 - Program will provide funding for rehabilitation and reconfiguration of food pantry serving

Interfaith AIDS \$10,000 – Provide staff costs for continued nutritional assistance through its food bank the "Living Pantry" to assist approximately 100 HIV/AIDS persons.

Literacy Volunteers \$10,000 - Staff support and operating costs for sixteen-week ESL sessions, serving approximately 60 persons.

United Way of Western Connecticut \$40,276 – Program will support ESL classes with wrap-around childcare.

Section 108 Loan Repayment \$125,000 - Program will fund required repayment amounts for the Senior

Center Phase II and the Foster/Westville Street and Sidewalk Improvement projects.

General Administration \$100,000 - Required administration.

Projects

#	Project Name
1	Amos House
2	ARC Dream Homes
3	Dept of Health & Human Services - Shelter Improvements
4	Department of Public Works - Balmforth Ave Improvement Project
5	Daily Bread Food Pantry
6	Interfaith AIDS
7	Literacy Volunteers
8	United Way
9	Section 108 Loan Repayment
10	General Administration

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects were selected to meet CDBG eligibility requirements and identified needs in the community with the resources provided. Limited financial resources with which to finance programs and projects is the greatest obstacle to meeting the City's underserved needs.

AP-38 Project Summary
Project Summary Information

1	Project Name	Amos House
	Target Area	Citywide
	Goals Supported	Address Homelessness with Housing & Services
	Needs Addressed	Provide Support Services to Homeless & At-Risk HH
	Funding	CDBG: \$5,478
	Description	
	Target Date	7/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will assist approximately twelve (12) homeless women and their children and improve the safety of both residents and staff.
	Location Description	34 Rocky Glen Rd Danbury, CT
	Planned Activities	
2	Project Name	ARC Dream Homes
	Target Area	Citywide
	Goals Supported	Address Homelessness with Housing & Services
	Needs Addressed	Provide Support Services to Homeless & At-Risk HH
	Funding	CDBG: \$30,000
	Description	
	Target Date	7/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will assist homeless persons or those at risk of becoming homeless by providing case management. Approximately thirty (30) families will attain stable housing.
	Location Description	325 Main St Danbury, CT
	Planned Activities	
3	Project Name	Dept of Health & Human Services - Shelter Improvements
	Target Area	Citywide
	Goals Supported	Address Homelessness with Housing & Services

	Needs Addressed	Provide Support Services to Homeless & At-Risk HH Address Issue of Homelessness Address Needs of Homeless Veterans
	Funding	CDBG: \$82,032
	Description	
	Target Date	7/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will assist approximately 175 homeless persons.
	Location Description	20 New St Danbury, CT
	Planned Activities	Facility improvements - shower rooms and rest rooms
4	Project Name	Department of Public Works - Balmforth Ave Improvement Project
	Target Area	CDBG Income-Eligible Neighborhoods & Target Areas
	Goals Supported	Maintain and Improve Public Infrastructure
	Needs Addressed	Maintain & Improve Infrastructure
	Funding	CDBG: \$150,000
	Description	
	Target Date	7/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 47 households will benefit from this activity, with an improved living environment.
	Location Description	Balmforth Ave, between Osborne St and North St Danbury, CT
	Planned Activities	
5	Project Name	Daily Bread Food Pantry
	Target Area	Citywide
	Goals Supported	Provide Public Service Program Support
	Needs Addressed	Support Public Service Programs

	Funding	CDBG: \$85,000
	Description	Various improvements to pantry including: reconfigure space to allow volunteer-client pairs to move easily through the pantry and to offer a wider variety of grocery items; install free-standing shelving to decrease congestion; improve lighting, flooring, and paint to enhance client self-esteem via an updated, brighter, more organized space; build storage, work, and closet space to maximize space usage and keep supplies and equipment within the pantry; replace heating equipment to increase shelving wall space and reduce monthly heating costs; insulate the roof to reduce heat loss and regulate temperatures; vault ceiling to allow to taller shelving and more storage space.
	Target Date	7/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,500 low/moderate income families will benefit from this activity.
	Location Description	25 West St Danbury, CT
	Planned Activities	
6	Project Name	Interfaith AIDS
	Target Area	Citywide
	Goals Supported	Provide Public Service Program Support
	Needs Addressed	Support Public Service Programs
	Funding	CDBG: \$10,000
	Description	The Living Pantry will provide fresh foods, with a nutritionist offering assessments, education and nutritional counseling and guidance to pantry recipients.
	Target Date	7/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 335 persons living with HIV/AIDS.

	Location Description	54 Main St Danbury, CT
	Planned Activities	
7	Project Name	Literacy Volunteers
	Target Area	Citywide
	Goals Supported	Provide Public Service Program Support
	Needs Addressed	Support Public Service Programs
	Funding	CDBG: \$10,000
	Description	
	Target Date	7/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 100-120 low- to moderate-income adults, with both low literacy and low English-language ability.
	Location Description	248 Main St Danbury, CT
	Planned Activities	
8	Project Name	United Way
	Target Area	Citywide
	Goals Supported	Provide Public Service Program Support
	Needs Addressed	Support Public Service Programs
	Funding	CDBG: \$40,276
	Description	ESL classes of six (6) hours per week for ten (10) weeks, with wrap-around childcare available during class times.
	Target Date	7/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately sixty (60) persons per session with low literacy or no English-language ability.
	Location Description	164 Deer Hill Ave Danbury, CT

	Planned Activities	
9	Project Name	Section 108 Loan Repayment
	Target Area	Citywide
	Goals Supported	Support Administrative & Planning Activities
	Needs Addressed	Provide Administrative and Planning Activities
	Funding	CDBG: \$125,000
	Description	Required loan guarantee repayment
	Target Date	7/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	General Administration
	Target Area	Citywide
	Goals Supported	Support Administrative & Planning Activities
	Needs Addressed	Provide Administrative and Planning Activities
	Funding	CDBG: \$100,000
	Description	Planning and administration activities as required
	Target Date	7/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	155 Deer Hill Ave Danbury, CT
	Planned Activities	Planning and administrative activities as required

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The activities proposed for funding in this Annual Action Plan have not been specifically distributed geographically. Projects have been selected primarily based on needs and priorities identified in the 2018-2012 ConPlan.

Geographic Distribution

Target Area	Percentage of Funds
Spring Street Target Area	0
Citywide	78
CDBG Income-Eligible Neighborhoods & Target Areas	22

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The activities proposed for funding in this Annual Action Plan have not solely been specifically selected geographically. Decisions as to the funding of specific activities have been based upon an evaluation of which ones best meet identified needs and CDBG eligibility requirements and National Objectives.

Discussion

The funding of specific activities is based upon an evaluation of which ones best meet identified needs within the community for LMI persons.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Over the upcoming Program Year, as shown in the tables below, the City of Danbury has established housing goals to be met with its federal CDBG allocations. In terms of goals for households to be supported, homeless households include both single person and family households receiving emergency shelter, homelessness prevention and public housing rehabilitation.

One Year Goals for the Number of Households to be Supported	
Homeless	187
Non-Homeless	30
Special-Needs	0
Total	217

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The Danbury Housing Authority is the main provider of affordable rental assistance to households in the City through their Housing Choice Voucher Program and existing Public Housing complexes.

They have aggressively sought out new projects and substantial rehabilitation funding for existing complexes pursuing a variety of Federal/State funding in prior and current year.

AP-60 Public Housing – 91.220(h)

Introduction

The Danbury Housing Authority is the primary provider of housing to very low income households in the City. The HACD receives funding on an annual basis from HUD to support the provision of housing, to make repairs on its existing properties and to provide programs and supportive services to public housing residents.

Actions planned during the next year to address the needs to public housing

The PHA's Annual Plan outlines actions to be taken over the upcoming program year with the funds they receive. These actions are outlined in the PHA's Public Housing Authority (PHA) Annual Plan.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

To promote self-sufficiency and asset development of assisted households the Danbury Housing Authority employs a Resident Initiatives Coordinator to work with clients to ensure that they receive the support and services they need to succeed. The HACD also offers a Family Self-Sufficiency Program to help families move from publically assisted housing to homeownership. These programs are outlined in the PHA's Public Housing Authority (PHA) Plan.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Authority is not listed as a "troubled" project by HUD.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City has allocated over \$117,510 or approximately 18.4% of its 2018 annual allocation to support homeless activities including referral and case management services, rehabilitation of existing homeless facilities, creation of housing for homeless, references and related programs providing services to this population.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Association of Religious Communities (ARC) is the designated "Point of Contact" for the City's Ten Year Plan to End Homelessness and is being supported this year with funding to continue to provide intake, referral and case management for approximately 30 homeless households. This organization coordinates closely with other providers in the Continuum of Care and others including the City's Shelter and support groups such as TBICO and the Housing Authority. Refer to AP10 for additional information on the coordination and outreach of the Continuum of Care and the City's involvement in that process.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Danbury CoC along with Opening Doors of Fairfield County participates in the Coordinated Assessment Process (CAN). The State of Connecticut has developed a statewide point of access for homeless services thru info line 211. All calls/inquiries regarding emergency shelter for singles and families are directed to 2-1-1 (day or night). 211 assesses callers for emergent need or shelter. Callers needing emergency shelter are referred to the local point of access. The lead agency in Danbury responsible for the coordination of the Coordinated Access Process is the Association of Religious Communities (ARC). ARC is the point of entry for homeless services in Danbury and has a long history in providing homeless services and assessments for Danbury homeless residents. Danbury Coordinated Access Network (CAN) is housed at the City of Danbury Homeless Shelter and ARC. Intakes for singles are done at the City of Danbury Shelter. Intakes for families are done at the Association of Religious Communities. Once there, clients meet with staff individually. Staff provides an intake and assessment of the person's/families' needs including completing a vulnerability index and service prioritization assessment. Clients are assessed on their housing and service needs. Staff assists in diverting clients from emergency shelters as often as possible. Clients needing emergency shelter are referred to the appropriate shelter in the City. If there are no beds available the staff member works with other CAN's in the state to find shelter. Clients are also referred to all available and eligible programs including rapid re-housing, permanent supportive housing and transitional housing. Clients are placed on the permanent housing registry according to their score on the vulnerability index. Clients who are most vulnerable and who have been homeless the longest are prioritized for permanent supportive housing

placement. The Danbury area is the recipient of two Permanent Supportive Housing Grants that will house 20 single individuals who are chronically homeless, the longest homeless and have the highest service needs.

Catholic Charities of Fairfield County also has a long history of providing outreach and assessment services to the shelters and streets of the Greater Danbury area including New Milford. As the contract agency for PATH, Catholic Charities outreach workers have developed a very strong linkage to local shelters, police and health care providers in this area. The team outreaches to all individuals where they are homeless and provides case management services and assists in linking with all needed services.

Danbury has also created a Danbury Housing First Collaborative. The Collaborative was created to address the persistent problems of homelessness and extreme vulnerability in the Danbury area. The ultimate goal is to end all chronic homelessness in the region. The Danbury Housing First Collaborative members are Center for Human Development (CHD), Catholic Charities of Fairfield County (CCFC), New Reach, Inc., Supportive Housing Works, Inc., Housing Authority, City of Danbury and the Association of Religious Communities. The Danbury CoC utilizes the Housing First Model in housing individuals and families with the most service needs. Housing is not contingent on compliance with services. Once housed, services are provided to ensure housing stability.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Danbury and the Danbury Housing Partnership have developed a Ten Year Plan to End Chronic Homelessness for the Greater Danbury Region. The plan focuses on four major areas: increase income & Economic Security, Improve Health Outcomes & Effective Use of Health Services, increase the Supply of Supportive & Affordable Housing and Plan Implementation & Performance Monitoring. The CoC and the Danbury Housing Partnership in partnership with Danbury Hospital implement a local Community Care Team to coordinate healthcare, housing and other supports to persons who are homeless and are high utilizers of ED/crisis services and/or medically vulnerable and disconnected from healthcare. The DHP Housing Committee is working with area landlords to increase the supply of permanent supportive housing to address the housing and support needs of persons experiencing chronic homelessness as well as increase the supply of affordable housing to low income and extremely low income households. The Income Committee is working on strategies that will lead to increased income and economic security for persons who experience chronic homelessness.

The Danbury Housing Partnership is the oversight and performance monitoring committee for the plan.

Approximately 34% of the City's 2018 public service CDBG dollars have been allocated to the Ten Year

Plan to End Homelessness and provided to ARC for staff funding for referral and case management to compliment and supplement other available resources.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In addition to the information outlined above, the City is funding in its 2018 CDBG Program several agencies and organizations providing supportive services to LMI households and others to avoid homelessness.

These include literacy programs at Literacy Volunteers of America to target those illiterate needing English language proficiency in order to access employment or to better access community services, and the Interfaith AIDS and Daily Bread food pantries which will provide food to households with high medical and/or housing costs.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

There are a limited amount of local public policies that serve as barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Barriers to affordable housing include a variety of issues such as lack of available funding to meet market demand for affordable housing, availability of resources and lack of priority of State funding to the City to assist in affordable housing development/rehabilitation. Recent Planning & Zoning revisions in the Plan of Development encourage a more positive approach to affordable housing on both a City-wide and regional basis.

Discussion:

Barriers to affordable housing include a variety of issues such as lack of available funding to meet market demand for affordable housing, availability of targeted financial resources and lack in priority for State funding to the City to assist in housing development/rehabilitation.

The City has also identified the lack of institutional capacity in the development of affordable housing since there are few local non-profits capable of actually developing or managing affordable housing.

The City continues to provide support to local non-profits for affordable housing construction or rehabilitation and will continue to seek out partnerships and opportunities in this area.

AP-85 Other Actions – 91.220(k)

Introduction:

The Strategic Plan addresses the issue of meeting underserved needs through a variety of initiatives. Several of these initiatives are proposed for funding in this Annual Plan. As has been the situation in the past and most likely in the future, the primary obstacle to these actions is a lack of funding.

Actions planned to address obstacles to meeting underserved needs

The coordination of actions and pursuit of additional resources will form the basis of actions.

Actions planned to foster and maintain affordable housing

The City will pursue additional state and federal resources as well as encourage creative financing with CDBG funds to leverage other resources.

Actions planned to reduce lead-based paint hazards

The City will continue to implement its lead safe policies and require compliance on CDBG funded projects.

Actions planned to reduce the number of poverty-level families

The City will continue to pursue an improvement in the local economy and increase income-producing employment opportunities. This will include brownfields remediation, education initiatives and economic development marketing.

The City's completion of a \$6 million Head Start facility on the former Emmanuel Lutheran School site on Foster Street in one of the City's highest LMI percentage neighborhoods (61.7%), integrates these improved educational facilities with neighborhood infrastructure improvements and housing investments the City has made with its Section 108 Foster Street Improvement project in this neighborhood.

Actions planned to develop institutional structure

The current institutional structure is considered satisfactory but the City will monitor and fine tune as

necessary.

Actions planned to enhance coordination between public and private housing and social service agencies

The Continuum of Care and the Policy Advisory Committee (CAC) will continue to assist the City to coordinate public and private housing and social service agencies.

Discussion:

NA

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The years covered in the five-year period that include this Annual Action Plan are 2018, 2019, 2020, 2021 and 2022.

Appendix - Alternate/Local Data Sources

1	Data Source Name Danbury Housing Authority
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
2	<p>Data Source Name 2009-2013 CHAS Data</p>
	<p>List the name of the organization or individual who originated the data set. The 2009-2013 CHAS Data was prepared by HUD for preparation of local Housing Strategies and Consolidated Plans</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
3	<p>Data Source Name CT Point-in-Time Count 2017 - Danbury</p>
	<p>List the name of the organization or individual who originated the data set. Connecticut Coalition to End Homelessness</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>

	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.