



# **2020-2024 Consolidated Plan for HUD Programs**

**City of New Britain**

**May 2020**

# Executive Summary

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

### 1. Introduction

As required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Plan is a planning document that must be prepared by cities every five years and contain a needs assessment and strategic plan to pursue the HUD goals of developing viable communities, providing decent housing and suitable living environments, and expand economic opportunities for low- and moderate-income individuals. The Consolidated Plan requires cities to assess their affordable housing and community development needs, taking into account market conditions, and propose strategies to meet those needs.

The Consolidated Plan has been prepared using the *eCon Planning Suite*, that HUD designed to help cities and the public to assess their needs and make strategic investment decisions by providing better data and tools and by creating a seamless planning and grants management framework. The template provides a uniform web-based format to help cities ensure that their Consolidated Plan includes all required elements per HUD regulations. Many of the data tables within the template were pre-populated by HUD with housing and economic data. For some of these tables, the City has inserted data and noted the data source. The narrative sections were prepared in response to the HUD instructions/questions as shown, as well as the more detailed instructions from HUD guidebooks. The Consolidated Plan is intended to help cities make data-driven, place-based investment decisions for use of HUD grant funds. In order to receive grant funds from HUD under the Community Development Block Grant (CDBG) and HOME Program, the City is required to prepare an Annual Action Plan that is aligned with the housing and community development priorities set forth in the Five-Year Consolidated Plan.

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

The City's prior 2015-2019 Consolidated Plan had identified a range of housing and community development needs, relating primarily to New Britain's aging housing stock as well as the changing socioeconomic trends within the City's population. While these needs remain the same, there are new trends and opportunities that have emerged over the last five years:

- Increased levels of poverty were noted in the previous plan, and this trend has persisted in recent years. Household incomes have not grown at the same rate as inflation, and as a result, there are a growing number of residents living in poverty.
- The City has made tremendous strides ending chronic homelessness over the last five years. However, homelessness persists for many individuals and families. Loss of state and federal funds to support homeless services, eviction prevention, and rapid rehousing programs has posed a challenge to homeless service providers in recent years. In addition, there continues to be high demand homeless support services such as case management, mental health services, addiction services, and job training.

- New Britain has three federally designated Opportunity Zones in Downtown New Britain, the lower Broad Street neighborhood, and East Side Neighborhood. This designation creates significant economic development opportunities in these three neighborhoods, including the ongoing Energy & Innovation Park project on the Stanley Works site.

These factors were considered in assessing goals from the prior plan in order to formulate the 2020-2024 Consolidated Plan Strategic Plan. In predicting required outcomes for the next five years, it must again be recognized that improvements must be accomplished in an environment of declining or stagnant financial resources and increased coordination and linkages among organizations and programs is needed to maximize the benefit of resources.

Goals for the 2020-2024 Consolidated Plan are:

- Provide affordable and appropriate rental housing opportunities by increasing the supply and availability of affordable rental housing in the city and affordable market housing in strategic locations.
- Support affordable homeownership opportunities through the rehabilitation of existing ownership housing, provision of down payment assistance and improving the availability of supportive social services to homeowners.
- Increase the level and delivery of support and mental health services to the homeless and those at-risk of becoming homeless.
- Improve existing, and encourage development of, public facilities serving lower income populations.
- Encourage the continued improvement of the City's infrastructure, particularly with regard to street and sidewalk improvements and removal of architectural barriers activities.
- Continue to support public service programs that address community needs.
- Continue to support job training and employment programs that support community and business needs.

Support new and expanded businesses to create job opportunities

### **3. Evaluation of past performance**

Evaluation of past performance contributed to the determination of current plan goals and projects. The goals established in the previous five-year Plan in categories of high importance continue as current goals: the provision of affordable rental housing and homeownership opportunities, improvement of public facilities and infrastructure serving low-income populations, and support for enhanced job training and economic development efforts. Accomplishments from the use of HUD funding towards these goals has not alleviated all the needs in the community.

### **4. Summary of citizen participation process and consultation process**

The lead entity responsible for administering the programs covered by the Consolidated Plan for the City of New Britain is the Department of Community Development (DCD). In January of 2020, Mayor Stewart issued informational materials prepared by the DCD and requested proposals for funding consideration for the 2020 Program Year. This information was directly sent to all City departments and non-profit agencies. As part of the notice of funding availability, information about the Goals of the HUD programs

and the five-year plan development. The Commission on Community and Neighborhood Development (CCND) and the staff of the Department of Municipal Development prepared the Proposed Consolidated Plan in consideration of the results of previous questionnaires, review of proposals submitted for funding consideration and the needs described by organizations and citizens at the CCND Public Hearing in March.

During the planning process, DCD and Mayor's staff directly engaged housing and social service agencies, economic development organizations, other City departments, Neighborhood Revitalization Zones, and organizations that work with special needs and at-risk populations. The Mayor and City staff continue to coordinate and consult with local, regional, and state agencies, and participate in collaborative initiatives such as the Building Hope Together Taskforce, Central Connecticut Coordinated Access Network (CAN), Balance of State Continuum of Care (CoC). These interactions and discussions were vital in gathering pertinent and up to date data on the needs of New Britain's population; identifying the existing inventory of facilities and services that address the needs of the population; and the development of appropriate goals and objectives for New Britain's CDBG and HOME programs for the next five years.

**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**

N/A

**7. Summary**

The Consolidated Plan process began in November 2019. It involved an extensive needs assessment and community engagement process. The findings in this document contributed to the creation of goals and objectives that will assist the City of New Britain in allocating funds through 2024.

# 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
CDBG Administrator	NEW BRITAIN	Department of Community Development
HOME Administrator	NEW BRITAIN	Department of Community Development
ESG Administrator		N/A

Table 1 – Responsible Agencies

### Narrative

The City of New Britain Department of Community Development is the lead agency for the preparation and administration of the New Britain Consolidated Plan inclusive of the CDBG and HOME programs. The City Departments of Public Works and Parks and Recreation administer construction projects on City-owned properties. The Department of Community Development serves as project manager on behalf of the City under a Project Authorization Letter for certain construction projects.

### Consolidated Plan Public Contact Information

Mr. Kenneth Malinowski, Acting Director  
City of New Britain  
Department of Community Development  
27 West Main Street  
New Britain, CT 06051  
Phone: (860) 826-3330

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The process for the preparation of this Consolidated Plan included consultation with the following organizations:

- New Britain Legacies Youth Program
- CHRYSALIS CENTER, INC.
- Rebuilding Together New Britain, Inc.
- City of New Britain
- New Britain Downtown District
- Trinity on Main
- Hospital for Special Care
- CCARC
- Greater New Britain Teen Pregnancy Prevention Inc.
- Lions Club of New Britain
- Boys' and Girls' Club of New Britain
- YWCA of New Britain
- Community Health Center
- OIC of New Britain
- Human Resources Agency of New Britain, Inc.
- New Britain Housing Authority

In addition, various publications and reports were reviewed to assess needs, including the following:

- New Britain Plan of Conservation and Development
- Point-in-Time (PIT) Homelessness Survey
- New Britain Transit-Oriented Development Plan
- Greater Hartford Community Wellbeing Index

Consulting the agencies and documents improved the specificity of the goals and the objectives and created a plan that is custom to New Britain.

### **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)).**

Coordination will continue to be strengthened through regular interaction and meetings. Local networks address several priorities outlined in the CDBG plan. The Department of Municipal Development (DCD) staff and key municipal leaders participate on boards and commissions that represent these agencies. Connectivity to the subject matter provides for access to data and organizational trends. The City participates in a Coordinated Access Network (CAN) plan to increase preventative measures around homelessness, mental health and human service needs. This provides for a streamlined process that reduces incidents of people "slipping through the cracks." A higher level of attention ensures greater

outcome. The City discussed projects with service providers, the New Britain Housing Authority and other assisted housing providers during the creation of the Consolidated Plan and its Annual Action Plans.

**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**

The City and local service providers are coordinating their efforts to end homelessness through the Balance of State Continuum of Care and the Central Connecticut Coordinated Access Network (CAN). Through the CAN, service providers work together to streamline and standardize the process for individuals and families to access assistance. Coordinated Access is required by the Federal HEARTH Act, which governs most of the federal funding communities receive to address homelessness and supported by the State of Connecticut Department of Housing. Building Hope Together, New Britain's local homelessness taskforce, also works to coordinate homeless services and prevention efforts between city government, community members and service providers. Recent efforts have focused on ending chronic homelessness, which has been reduced dramatically over the last five years. Ongoing goals and strategies include the in the occurrence and duration of homelessness events, provision of transitional or supportive housing units, and expansion of support services such as mental health and addiction services, and job training and employment services.

**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**

N/A. The City no longer receives ESG funds.

**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	<b>Agency/Group/Organization</b>	New Britain Legacies Youth Program
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services -Youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing Focus Group: Held on December 19, 2019 with local housing and homeless services providers. Four agencies participated.
2	<b>Agency/Group/Organization</b>	CHRYSALIS CENTER, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing Focus Group: Held on December 19, 2019 with local housing and homeless services providers. Four agencies participated.
3	<b>Agency/Group/Organization</b>	Rebuilding Together New Britain, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing Focus Group: Held on December 19, 2019 with local housing and homeless services providers. Four agencies participated.
4	<b>Agency/Group/Organization</b>	City of New Britain
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing Focus Group: Held on December 19, 2019 with local housing and homeless services providers. Four agencies participated.
5	<b>Agency/Group/Organization</b>	New Britain Downtown District
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Economic Development Focus Group: Held on December 19, 2019 with local economic development agencies, organizations, and businesses. Eleven people attended.
6	<b>Agency/Group/Organization</b>	TRINITY ON MAIN
	<b>Agency/Group/Organization Type</b>	Public Facility - Arts Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Economic Development Focus Group: Held on December 19, 2019 with local economic development agencies, organizations, and businesses. Eleven people attended.
7	<b>Agency/Group/Organization</b>	Hospital for Special Care
	<b>Agency/Group/Organization Type</b>	Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services Focus Group: Held on January 22, 2029 with local public service providers. Ten agencies participated.
8	<b>Agency/Group/Organization</b>	CCARC
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services Focus Group: Held on January 22, 2029 with local public service providers. Ten agencies participated.
9	<b>Agency/Group/Organization</b>	GREATER NEW BRITAIN TEEN PREGNANCY PREVENTION, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services Focus Group: Held on January 22, 2029 with local public service providers. Ten agencies participated.
10	<b>Agency/Group/Organization</b>	Lions Club of New Britain
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services Focus Group: Held on January 22, 2029 with local public service providers. Ten agencies participated.
11	<b>Agency/Group/Organization</b>	BOYS' AND GIRLS' CLUB OF NEW BRITAIN, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services Focus Group: Held on January 22, 2029 with local public service providers. Ten agencies participated.
12	<b>Agency/Group/Organization</b>	YWCA OF NEW BRITAIN, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children

	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services Focus Group: Held on January 22, 2029 with local public service providers. Ten agencies participated.
13	<b>Agency/Group/Organization</b>	Community Health Center
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services Focus Group: Held on January 22, 2029 with local public service providers. Ten agencies participated.
14	<b>Agency/Group/Organization</b>	OIC OF NEW BRITAIN, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services Focus Group: Held on January 22, 2029 with local public service providers. Ten agencies participated.
15	<b>Agency/Group/Organization</b>	HUMAN RESOURCES AGENCY OF NEW BRITIAN, INC.
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS
	<b>What section of the Plan was addressed by Consultation?</b>	Public Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Public Services Focus Group: Held on January 22, 2029 with local public service providers. Ten agencies participated.
16	<b>Agency/Group/Organization</b>	NEW BRITAIN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Housing Authority Consultation: Consultation with the New Britain Housing Authority (NBHA) was conducted in February 2020. NBHA provided updated information on units, residents, waiting lists, as well as information on public housing capital projects and needs.

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

The City has consulted the agencies necessary to develop its Consolidated Plan in a manner that addresses its identified housing and community development needs with the resources provided.

**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	Coordinated Access Network	Increase the level of and delivery of support and mental health services to the homeless and those at-risk of becoming homeless.
Plan of Conservation and Development	City of New Britain	Homeowner housing, rental housing, public facilities, infrastructure.
Metro Hartford Future (CEDS)	Capitol Region Council of Governments	Workforce development and training.
New Britain Transit-Oriented Development Plan	City of New Britain	Homeowner housing, rental housing, infrastructure, economic development
Greater Hartford Community Wellbeing Index	Data Haven	Needs Analysis

**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))**

There are numerous public entities that the City of New Britain coordinates and cooperates with in the implementation of the Consolidated Plan. Among state agencies, the Connecticut Department of Economic and Community Development as well as the Connecticut Department of Social Services are most often engaged. Adjacent communities participating in the Capital Region Council of Governments (COG) and Metro Hartford Future Comprehensive Economic Development Strategy (CEDS), as well as the State Department of Energy and Environment are partners in addressing site remediation projects.

**Narrative (optional):**

Agency Survey: Online survey open to local public service, housing, and economic development agencies focused on community needs and potential strategies. Open from December 2019 through March 2020. Sixteen local agencies participated in the online survey.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

To tailor the Consolidated Plan to meet the needs of those working to improve the lives of low-income people in New Britain, the City conducted an online survey for the public and agencies, held 3 focus groups regarding housing, economic development, and public services, and 2 public meetings. Members of local organizations and the public participated and discussed their needs.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
-------------------	-------------------------	---------------------------	---------------------------------------	-------------------------------------	---	----------------------------

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	Internet Outreach	Non-targeted/broad community	An on-line survey was open to the public. 16 local agencies participated.	The survey indicated that the highest needs were senior housing and transportation, support people outside the homeless system, increase childcare esp. in "off hours," support housing for homeless, mentally ill, affordable housing, acquisition and spot demo, form a Recovery Commission, middle and high school programming, employment training manufacturing, year-round employment for youth, funding for businesses, programs for youth, meal programs, neighborhood centers, trauma informed services, and assistance with capital projects.		







<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
4	Newspaper Ad	Non-targeted/broad community	1/13/20 - Solicitation of Proposals. 30 proposals for funding consideration were submitted.	A draft Consolidated Plan and Annual Action Plan were made available for public review. No written comments were received.		

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)
5	Public Meeting	Non-targeted/broad community	1/22/20 - Focus Group on Public Services was held. 10 people attended.	Basic needs issues are prevalent - food, security, housing, etc. Acute poverty is persistent. Access to health services can be a challenge, esp. for persons of color. Ongoing needs for persons with disabilities. Better coordination between agencies. Need for improved childcare. Workforce development for youth. Build employability skills. Improve partnerships with employers. Current programs tailored towards industries with high demand for workers. Prioritize youth services. Continue to provide and expand safe after-school programming. Weekend programs needed for working parents. Early adolescent intervention programs. Expand early childhood programs.	17	

Consolidated Plan

NEW BRITAIN

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)
6	Newspaper Ad	Non-targeted/broad community	2/6/20 - Notice of CCND Public Hearing. Approximately 100 people attended the Public Hearing.	No written comments were received.		
7	Public Hearing	Non-targeted/broad community	2/20/20 - CCND Public Hearing attended by approximately 100 people.	A draft of the Consolidated Plan and the Annual Plan were made available for public review. No written comments were received.		
8	Newspaper Ad	Non-targeted/broad community	3/16/20 - Notice of Common Council Public Hearing and Proposed Consolidated Plan/Annual Plan and Comment Period.	No written Comments Received.		
9	Newspaper Ad	Non-targeted/broad community	4/1/20 - Notice of Availability of Public Comment for 2020 Consolidated Plan and Common Council Public Hearing. Approximately 23 people participated in the Public Hearing.	No written comments received.		

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)
10	Newspaper Ad	Non-targeted/broad community	4/11/20 - Notice of Availability of Public Comment for 2020 Consolidated Plan and Common Council call-in Public Hearing due to COVID-19. Approximately 23 people participated in the Public Hearing.	No written comments received.		
11	Public Hearing	Non-targeted/broad community	4/15/20 - Common Council Public Hearing was held via a call in hearing due to COVID-19. 23 people participated in the call in hearing.	No written comments were received.		

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment section primarily includes information provided by the U.S. Census Bureau's American Community Survey (ACS) and HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset. Supplemental data sources are noted in the next. The key takeaways from the Needs Assessment are as follows:

#### Affordability

As described in the assessment, the primary housing need relates to a lack of income combined with a shortage of affordable housing units. Cost burden remains the predominant housing challenge in the City, particularly for low- and very low-income households. The income and ability to pay rent issues are an economic disincentive to invest to increase the supply of affordable units. Strategies to address this challenge include construction or rehabilitation of affordable units and support for programs that bolster the incomes of low-income individuals.

#### Assisted Housing

The New Britain Housing Authority (NBHA) is the primary provider. There is a need to rehabilitate units as well as a need to receive more funding for both public housing units and vouchers. There are approximately 430 persons on waiting lists for Section 8 or Project Based vouchers, indicating the shortage of affordable units. There is a need to enhance both the number of assisted units, as well as to improve the quality of existing public housing units, many of which are over 70 years old.

#### Homelessness

New Britain has an active Continuum of Care process managed by CAN that addresses numerous homeless and special needs issues. There are currently three homeless shelters (Friendship Center, Prudence Crandall Center, and Salvation Army) and transitional and supportive housing service (Chrysalis). The primary need is for permanent affordable and transitional housing as well as support programs that can help alleviate or prevent homelessness such as mental health and addiction services, and job training programs,

#### Special Needs

The primary special needs issues are services and housing for persons with disabilities and recently released inmates. There are several halfway houses for released inmates, but many that are released have limited or no resources, housing, or employment. The Connecticut Health Department estimated that 1,370 persons are living with Human Immunodeficiency Virus Infection and Acquired Immune Deficiency Syndrome (HIV/AIDS) in New Britain in 2018.

**Non-Housing Needs**  
The primary non-housing needs are for public facilities and infrastructure repair, expansion, or construction. This includes parks and recreation facilities; neighborhood, youth, and senior centers; and sidewalks. Many of these needs relate to the age of facilities/infrastructure common in older cities like New Britain.

### Public Service Needs

Through the process of statistical analysis, public outreach, and monitoring of programs, a range of public service needs have been identified. Key needs include basic needs such as food, shelter, and healthcare; additional support services for persons with disabilities; enhancement of child, adolescent and teen services, including afterschool programming, skills development, and early childhood programs.

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

### Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	73,206	72,990	-0%
Households	28,140	27,860	-1%
Median Income	\$40,717.00	\$40,457.00	-1%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,185	5,325	4,545	2,890	6,915
Small Family Households	2,805	2,035	1,875	1,395	3,750
Large Family Households	730	460	480	255	570
Household contains at least one person 62-74 years of age	1,315	940	745	415	1,370
Household contains at least one person age 75 or older	1,115	925	430	190	390
Households with one or more children 6 years old or younger	1,990	865	760	475	505

**Table 6 - Total Households Table**

Data Source: 2011-2015 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	150	35	130	0	315	0	10	0	15	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	50	40	30	170	10	0	0	10	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	350	85	30	10	475	20	90	15	0	125
Housing cost burden greater than 50% of income (and none of the above problems)	3,460	425	4	0	3,889	735	690	295	0	1,720
Housing cost burden greater than 30% of income (and none of the above problems)	910	1,640	535	40	3,125	310	520	550	530	1,910
Zero/negative Income (and none of the above problems)	575	0	0	0	575	205	0	0	0	205

**Table 7 – Housing Problems Table**



Data 2011-2015 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	4,010	590	210	35	4,845	760	785	315	20	1,880
Having none of four housing problems	2,240	2,870	2,490	1,465	9,065	395	1,075	1,535	1,365	4,370
Household has negative income, but none of the other housing problems	575	0	0	0	575	205	0	0	0	205

Table 8 – Housing Problems 2

Data 2011-2015 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	2,095	970	300	3,365	155	430	385	970
Large Related	590	145	40	775	44	140	125	309
Elderly	919	470	19	1,408	655	475	200	1,330
Other	1,275	585	180	2,040	215	235	155	605
Total need by income	4,879	2,170	539	7,588	1,069	1,280	865	3,214

Table 9 – Cost Burden > 30%

Data 2011-2015 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	1,790	185	0	1,975	110	260	105	475
Large Related	470	10	0	480	40	55	85	180
Elderly	560	50	4	614	400	210	70	680
Other	1,005	195	0	1,200	205	165	40	410

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	3,825	440	4	4,269	755	690	300	1,745

Table 10 – Cost Burden > 50%

Data 2011-2015 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	340	85	25	40	490	20	55	15	10	100
Multiple, unrelated family households	55	30	24	0	109	10	35	0	0	45
Other, non-family households	20	20	20	0	60	0	0	0	0	0
Total need by income	415	135	69	40	659	30	90	15	10	145

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS  
Source:

	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.**

The Census (ACS 2017) reports that 22.7% of New Britain residents have incomes below the poverty level; but for unrelated individuals, 20.6% of the single males and 22.9% of the single females have incomes below the poverty level. These reports show that single persons – whether they are living alone or in a nonrelated household – have similar poverty levels as persons living in a related household. The Census (ACS 2017) reports that there are 9,337 persons living alone in New Britain. These single-person households account for 32.7% of all the households in the City. Of the 9,337 persons living alone in New Britain, 3,123 are aged over 65.

Living below poverty level means that an income is less than the HHS poverty threshold – in 2015 the threshold for a single person was \$11,770, and in 2019 it is \$12,490, or about \$1,041 a month. The median gross rent for a one-bedroom apartment in New Britain is now at \$956 (ACS, 2017). Many single people in the City living below poverty level may be paying a disproportionate share of their income on rent. This leaves little each month for food, health costs and other essential expenses. It is clear that these persons are in need of housing assistance or must somehow increase their incomes, and it is likely that persons living in this scenario are at risk of becoming homeless.

According to information obtained from the Connecticut Coalition to End Homelessness the (CCEH) 2019 Point in Time (PIT) Count for New Britain, 68% of homeless persons were single adults. In addition to poverty leading to their homelessness, other causes of homelessness for single people are a recent divorce or generational displacement. A job loss or health problems bring greater potential for displacement to a single person who has no family member to rely on.

### **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.**

As of 2017, there are a total of 9,202 persons in the City with a disability. Of these, there are 4,692 persons reported as having ambulatory difficulties, and 3,534 are seniors. Disabled New Britain residents are much less likely to work than their non-disabled counterparts. Those who do work have median income of \$20,179 per year, compared to \$32,230 for their non-disabled peers. The need for affordable and accessible housing units is a major need within the community. In addition many individuals who may become displaced due to domestic violence, sexual assault, and stalking. According to the CCEH 2019 PIT counts, there were 23 homeless individuals who were fleeing domestic violence.

### **What are the most common housing problems?**

Many of the residents of New Britain have low incomes and are paying too high a share of their income for their housing costs. This could cause households to go without food or heat or other essential needs. According to the 2015 CHAS data, there are 10,802 cost burdened households in the City, comprising about 39% of all households. Renters comprise over 70% of cost burdened households.

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

The HUD data shows that 3,825 extremely low-income renters pay greater than 50% of their incomes on housing costs. The median gross rent for New Britain in 2017 was \$956 per month. A household would need to make \$38,240 per year in order to afford this rent without exceeding 30% of their income on housing costs. According to HUD Income Limits, a family of four who is classified as "extremely low income" makes less than \$30,250 per year. These households could afford, at most, \$692 per month in gross rent without exceeding 30% of their household income.

**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**

Anecdotally, there are hundreds of families with school-age children who are living with friends or families in doubled-up situations. These households are at risk because there is no guarantee that the living arrangement will continue to be available to them. Due to extremely low incomes, many households would have to pay disproportionate percentage of their income on rent. For those families and individuals who do pay rent without any government subsidy, they need to get help from various agencies that provide food banks, meals, utility payments, rent rebates, clothing, and emergency assistance. They are one more problem away from homelessness.

In 2015, the City was notified that ESG funds were no longer allocated to the City, due to HUD's re-evaluation of data. It is possible that the City's ESG funding eligibility will be reinstated in the future, if there were to be another re-evaluation or if the Federal annual funding levels are increased. The City continues to apply to the State of Connecticut for a share of the ESG funds that HUD allocates to the State. Similarly, federal Homeless Prevention and Rapid-Rehousing program funds were fully expended in 2011 and have not been renewed. The City's new homeless prevention program, now funded through the Community Foundation, helped 20 residents remain in their homes in 2019.

**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 City does not have an operational definition of the at-risk group.

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

Although homeowners are primarily affected by foreclosures, foreclosure of a rental property affects renters, who are more likely to be very low-income and thereby even more vulnerable to homelessness. Tenants are often not informed of their landlords' mortgage problems until told to vacate, leaving them with inadequate time to secure alternate housing. The 2009 passage of the federal Protecting Tenants at Foreclosure Act entitles renters to at least a 90-day notice; however, many are unaware of their rights and continue to be evicted under illegal circumstances. Others see building conditions deteriorate, as financially distressed landlords discontinue property repairs and utility payments, or are evicted from bank-controlled properties prior to resale. Many distressed households are unable to afford the relocation costs and have difficulty recovering their security deposits post-eviction. As a result, they may double up with family and friends or enter shelter.

**Discussion**

The information depicted in Tables 5-12 and Tables 13-16 was gathered from the most recent Comprehensive Housing Affordability Strategy (CHAS). These charts show that residents with 0% - 50%

AMI disproportionately face cost burdens, housing problems, and crowding concerns. The Department of Community Development utilizes CDBG and HOME funding to address these issues through the construction of new housing for qualified homebuyers, residential rehabilitation, and support of public service programs focusing on LMI residents.

In an ongoing effort to address the housing issues identified herein, the City of New Britain has certified that it will Affirmatively Further Fair Housing. In concert with this certification the City incorporates directives of state and federal laws and executive orders regarding Fair Housing. Additionally, the City commits to providing and promoting racial and economic integration, employment of a Fair Housing Technician, and the operation of a discrimination complaint procedure.

## 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

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households with a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic household have a disproportionately greater need.

### 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	5,995	1,415	780
White	2,470	505	340
Black / African American	580	95	25
Asian	65	0	8
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	40
Hispanic	2,735	795	330

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*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	3,535	1,785	0
White	1,605	990	0
Black / African American	460	95	0
Asian	130	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

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
Hispanic	1,235	655	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*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	1,605	2,935	0
White	735	1,685	0
Black / African American	190	250	0
Asian	25	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	645	870	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*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	630	2,255	0
White	345	1,210	0
Black / African American	80	180	0
Asian	10	85	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	200	760	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*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**

The above data provided by HUD shows the number of persons with housing problems in separate tables divided by income levels. The instructions provided by HUD are to compare the number of persons by race in each income level against the total number of persons in that income level. According to the data, Asians at 0%-30% of AMI and 30%-50% of AMI, and Blacks/African Americans at 30%-50% AMI have disproportionately greater needs and experience housing problems at a rate 10% or more higher than the community as a whole.



## 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

Severe housing problems are defined as 1) housing lacking complete kitchen facilities, or 2) housing lacking complete plumbing facilities, or 3) more than **1.5** persons per room, or 4) cost burden **greater than 50%**.

### 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	4,770	2,635	780
White	1,920	1,055	340
Black / African American	500	175	25
Asian	40	24	8
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	40
Hispanic	2,165	1,360	330

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

\*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	1,375	3,945	0
White	565	2,030	0
Black / African American	180	380	0
Asian	65	110	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	530	1,360	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

\*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	525	4,025	0
White	255	2,160	0
Black / African American	65	380	0
Asian	0	85	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	195	1,320	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

\*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	55	2,830	0
White	25	1,540	0
Black / African American	0	255	0
Asian	10	85	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	30	930	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

\*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**

According to the data, Asians at 30%-50% of AMI have disproportionately greater needs and experience severe housing problems at a rate 10% or more higher than the community as a whole. The percentage may be high, but the population in this group is relatively small. This small demographic is considered to be an "At-risk population"

## 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:

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,380	5,645	6,045	780
White	8,885	2,655	2,590	340
Black / African American	1,230	735	640	25
Asian	445	140	85	8
American Indian, Alaska Native	14	0	4	0
Pacific Islander	0	0	0	40
Hispanic	4,555	2,050	2,550	330

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

New Britain’s Black/African American and Hispanic populations experience higher levels of cost burden compared to other racial and ethnic groups. However, they do not experience disproportionately greater need, since their cost burden rates are within 10% of the jurisdiction as a whole. This demographic group is considered to be an “At-Risk Population.”

## **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?**

Asians at 0%-30% of AMI and 30%-50% of AMI, and Blacks/African Americans at 30%-50% AMI have disproportionately greater needs and experience housing problems at a rate 10% or more higher than the community as a whole. Asians at 30%-50% of AMI also experience disproportionately greater needs for severe housing problems at a rate 10% or more higher than the community as a whole. No racial or ethnic group experiences cost burden at a disproportionate rate.

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

N/A

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

New Britain's Black/African American population is relatively evenly distributed throughout the City, with slightly higher concentrations in the southern and eastern neighborhoods of the City. New Britain is home to a small Asian community that is concentrated in the northeastern portion of the City near the campus of Central Connecticut State University. The disproportionate housing needs experienced by the Asian population may be tied to substandard off-campus housing for college students. These two demographics are considered to be "At-Risk Populations" based off of assessed data.

## NA-35 Public Housing – 91.205(b)

### Introduction

The statistics provided in the following tables are provided by the New Britain Housing Authority (NBHA). The Housing Authority manages 804 low-income housing units at seven developments throughout the city, half of which house the elderly and/or disabled with the remainder reserved for use by families. In addition, the Housing Authority administers Section 8 Tenant Based Assistance Vouchers which provide rental assistance to 782 families residing in the private market in New Britain. During a February 2020 consultation, the NBHA provided information on capital projects and needs. Due to the age of several public housing developments, the redevelopment or comprehensive rehabilitation of these units remains the agency’s top long-range planning goal.

### 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 *
# of units vouchers in use	0	0	797	782	70	712	0	33	55

**Table 22 - Public Housing by Program Type**

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

**Alternate Data Source Name:**

Data from Housing Authority

**Data Source Comments:**

## 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	0	0	13,350	17,362	16,319	17,362	0	19,654
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	21	22	8	14	0	0
# of Elderly Program Participants (>62)	0	0	296	116	0	114	2	0
# of Disabled Families	0	0	430	220	70	150	0	5
# of Families requesting accessibility features	0	0	0	811	0	768	8	35
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	9	0	9	0	1

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

Data from Housing Authority

**Data Source Comments:**

### Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	704	693	69	624	0	27	43
Black/African American	0	0	93	87	1	86	0	6	11
Asian	0	0	1	1	0	1	0	0	1
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	1

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

**Table 24 – Race of Public Housing Residents by Program Type**

Alternate Data Source Name:  
Data from Housing Authority  
Data Source Comments:

### Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	584	588	33	555	0	23	35
Not Hispanic	0	0	212	194	37	157	0	10	20

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Alternate Data Source Name:  
Data from Housing Authority  
Data Source Comments:



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

The needs of public housing tenants and applicants related to accessible units are comparable to the population at large.

The Kennedy, Graham and Ribicoff apartments are all handicap accessible. Bond St. has 64 units reserved for elderly residents. 32 units are 2nd floor units and the other 32 are ground floor but have a step up and are not meant for wheelchair accessibility. D'Amato is accessible for all 58 units but only 6 have a roll in shower. Knapp Village has 60 1-bedroom and efficiency units that are handicap accessible. Oval Grove has 8 handicap units that are assessable by wheelchair.

The waitlist for accessible units is combined with the population at large. However, applicants are able to identify their special needs.

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

Low-income households and many public housing residents stand in imminent risk of homelessness. They often have recently lost a job, seen their hours cut if still working, or have encountered a medical emergency, the effect of which is to cause them to spend any savings they might have and reduce or eliminate income. Such households may not have any support from friends or family, who may be in the same economic situation. Lacking education or skills, or facing medical situations or lack of transportation, these persons cannot readily obtain new, better paying positions. Additionally, there is a great need for affordable childcare. This would allow heads of households to go to work without seeing most of their income used to cover that cost. Due to the high cost of childcare, many find that it is cheaper for them to not work and take care of their children. This in turn affects their ability to pay rents.

The need for good paying jobs, training and educational opportunities, as well as a range of social support programs are imperative in order to improve neighborhood conditions. These needs are similar to those faced by most low-income households in the City. However, these needs are often exacerbated by having fewer resources and lower income levels than the population at large. The New Britain Housing Authority, which administers the public housing and Section 8 program offers a Family Self Sufficiency and ROSS program.

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

These needs of residents of Public Housing and Housing Choice Voucher holders are comparable to the population at large, especially the lower-income residents.

## **Discussion**

The NBHA's greatest needs are to address the aging condition of units, particularly at Mount Pleasant and Oval Grove developments, which are over 70 years old. The sheer cost of these efforts is well beyond the annual allocations received through CDBG and HOME programs and will therefore need to rely on other state and federal funding programs.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The City is a part of a Coordinated Access Network (CAN) that covers the region including Berlin, Bristol, Plainville, Southington, and New Britain. This centralized, collaborative approach brings many resources and assets to the table, including, but not limited to, Permanent Supportive Housing programs, Rapid Rehousing services and vouchers, Emergency Housing Assistance Fund for clients with diagnosed mental illness or co-occurring disorder, relationships with housing authorities and private landlords, and the ability to access a range of supports and services for basic needs and recovery.

The Central CT CAN is a successful collaboration providing a multitude of coordinated resources. Provider organizations participate in meetings that provide housing placement opportunities and prioritize clients based on the VI-SPDAT score, length of homelessness, and presence of disabilities. Building Hope Together: New Britain's Workplan to End Homelessness, works closely with community members to develop programs that address community needs. There are 94 emergency shelter beds in the City, located at the Friendship Center's 241-249 Arch Street facility, at the Prudence Crandall Center, and at the Salvation Army on Franklin Sq. The emergency shelters do not receive any direct funding from HUD.

There are 56 transitional beds in the City; 15 of these beds are provided by the Friendship Service Center in their 241-247 Arch Street facility and 16 at the Prudence Crandall Center. The remaining transitional housing beds are provided by the Chrysalis Center and other organizations. Transitional housing provides shelter for up to two years and is accompanied by supportive social services and programs such as counseling, referral services, case management services, financial counseling, educational instruction, job skills development, etc.

There were 40 emergency seasonal beds during the winter season, located on Russell Street in the Community Mental Health Affiliates facility, operated with funds from the State of Connecticut Dept. of Housing and the Connecticut Coalition to End Homelessness. The Friendship Center also provides 6 overflow beds on a seasonal basis.

**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):**

*Chronic Homeless* - A chronically homeless person or family is one who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. In January 2019, a Point in Time Count reported that in New Britain, there were 2 chronically homeless adults. According to the Connecticut Coalition to End Homelessness (CCEH), this represents a 94% decrease since 2009. Whether this decrease is attributable to continuous outreach efforts, or the City's provision of overflow beds during the cold weather when even the most persistently chronic homeless take shelter, it is apparent that the aggregate number of persons becoming chronically homeless is well below those exiting. Coordinated efforts through the Central Connecticut Coordinated Access Network

(CAN) and the City's Building Hope Together Taskforce have made tremendous strides ending chronic homelessness. Efforts are now focused on homeless prevention rapid rehousing programs, to prevent and limit the duration of homeless events,

*Families with Children* - There were 15 households with 29 children counted as homeless in the 2019 PIT count; most were residing in the Prudence Crandall Center for Domestic Violence, either in emergency or transitional care (where persons can reside for up to two years). There are, however, dozens of children at any time in New Britain City schools who are known to meet the Department of Education's criteria as homeless because their families have moved in with other family members or friends due to temporary or chronic economic problems.

*Veterans* - There were 24 homeless veterans reported in the 2019 PIT count. The number of veteran homeless has increased over the last four years. Veteran's Inc. operates a 20-unit supportive housing facility for veterans on Arch Street. In addition, this facility provides case management, employment services, and an eviction and prevention program. The City authorized the sale of a foreclosed property at 57 Court Street to the Chrysalis Center which intends to rehabilitate the building and create 24 one-bedroom units with 4 units reserved for veterans. Those units broke ground in late Fall of 2017. Chrysalis anticipates completion of these units in the fall of 2020.

*Youth* - Connecticut has a goal of ending youth homelessness by 2020. While there were no unaccompanied youth reported in the 2019 PIT count, young adults continue to be an at-risk population for homelessness. In 2019, the City's Building Hope Together Taskforce housed 44 youth between the ages of 16 and 24 as part of the Connecticut Youth Homelessness Rapid Results Institute 100-Day Challenge.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	107	5
Black or African American	33	1
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	59	3
Not Hispanic	81	3

Data Source

Comments: Connecticut Coalition to End Homelessness 2019 Point-in-Time (PIT) Count

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

15 households with children were identified the CCEH's 2019 PIT. The PIT also counted 24 homeless veterans but did not indicate their family status.

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

Of the 146 persons counted in emergency and transitional facilities in the 2019 PIT, by race: 112 were White, and 34 were Black/ African American. By ethnicity, 62 were Hispanic and 84 were Non-Hispanic. The ratios were similar whether the persons were sheltered or unsheltered.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Once a year during the Point in Time Count, volunteers organize to find unsheltered homeless. In the January 2019 PIT Count, there were 6 persons found who were staying out in frigid night temperatures in a car or some other unsuitable place, unwilling to be in a group shelter environment. There were another 140 persons housed that night in the emergency and transitional shelters.

The transient nature of some of the people facing homelessness, and the travelling that they may do, or must do to find living arrangements, causes the counting of homeless people to be difficult and oscillating. Some people may move from facility to facility, town to town or from other states, and some may be in the New Britain shelters for only a short time.

For all persons who receive shelter, HUD requires that identifying information be obtained and documented in HUD's Homeless Management Information System.

**Discussion:**

New Britain's homelessness strategy focuses on implementing the continuum services through its Coordinated Access Network in order to reduce the incidence and duration of homelessness. Members of the CAN often directly participate in assisting the homeless and those at-risk of homelessness. These agencies include: The Friendship Center, Chrysalis Inc, Prudence Crandall Center, Community Mental

Health Affiliates, and HRA. These groups emphasized that, the city needs more warming shelters in the winter months. Beyond shelter, more coordinated services are needed for the homeless. While there are service providers in the city, many of them are at capacity and clients can only be placed on waiting lists. This competition is exacerbated when people from surrounding towns come to New Britain for services since there are few other cities that provide these services in the region.

It also should be noted that the PIT numbers are useful as a snapshot, the count occurs in January and may not show the extent of homelessness in warmer months.

Additionally, New Britain advances its strategy for preventing homelessness by working to create additional options for affordable residential units. This is done through the operation of residential rehabilitation programs, Lead & Healthy Homes work, and down payment assistance offered through the City's Home Owner Program.

New Britain's Long Term Strategy for curbing and eliminating homelessness involves a preventative approach centered on youth engagement. This strategy aims to prepare the City's youth with the skills and support systems necessary to succeed as they age into the workforce. Specifically, youth programming focuses on workforce training, youth mentorship, soft-skills development, and family outreach.

These strategies advance the following goals:

3. Support Services to the Homeless and Those At-Risk
7. Support Job Training and Employment Programs

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

### **Introduction:**

The following narratives describe the housing and supportive service needs of the special needs populations in New Britain that are not homeless. American Community Survey and Census data were used to determine the size of these populations while needs were determined in consultation with service providers

### **Describe the characteristics of special needs populations in your community:**

#### Elderly

New Britain saw a substantial drop in its elderly population between 2000 and 2010, dropping from 11,282 in 2000 to 8,732 in 2010. However, there were gains in the number of people aged 45 to 64 during this same period, indicating that the elderly population may increase in the future as the 45 to 64 cohort ages up. This has proven to be the case. According to 2017 ACS estimates, the elderly population has rebounded to 9,607 persons. According to the 2015 CHAS dataset, there were 2,738 elderly households that were cost-burdened and paid 30% or more of their income towards housing and 1,294 households that paid 50% or more of their income towards housing.

#### Frail Elderly

Within several categories of disabilities, the inability for self-care and difficulty with independent living are most indicative of a frail condition. Within New Britain, 3,534 individuals over age 65 have such disabilities (according to the 2017 ACS).

#### Disabled

There are a total of 9,202 persons in the City with a disability according to the 2017 ACS. Of these, there are 4,692 persons reported as having ambulatory difficulties. The number of persons reported with cognitive disabilities is 4,418.

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

The needs were determined based on a consultation with service providers such as CCARC, HRA, and Rebuilding New Britain together. Other sources include a review of the CDBG funding requests of recent years, information provided in current City-wide community documents, programs, and applications as well as statements at public hearings.

#### Elderly

Affordable housing remains a paramount issue for seniors. According to the 2015 CHAS dataset, there were 2,738 elderly households that were cost-burdened and paid 30% or more of their income towards housing and 1,294 households that paid 50% or more of their income towards housing. Senior transportation and services, such as those provided through the New Britain Senior Center are also likely to increase in coming years as the larger “baby boomer” cohort ages.

### Frail Elderly

Elder day care services are available in the City and will be a growing need in the future to support the frail elderly population. Elder care services also benefit the family care givers by allowing them to stay employed. Additional programs will be needed to provide assistance to homebound seniors and increase their access to comprehensive health services, to provide assistance to families and friends caring for frail elderly, and to offer assisted living residences in New Britain.

### Disabled

Many persons with physical disabilities are uninsured and cannot obtain the necessary care, and some facilities are still not fully accessible to the mobility impaired. These persons are limited in their housing choices due to the need for residences with accessible features. Services needed include intervention/treatment, programming at day, residential and in-home care facilities, transportation to access services, and crisis beds. Disabled residents have a much higher unemployment rate than their non-disabled counterparts and would benefit from expanded job training and workforce development initiatives.

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

According to the Connecticut Department of Public Health HIV Surveillance Program, the number of HIV Infection Cases diagnosed each year is declining, from 21 in 2007, to 13 in 2012 and 2017. The total number of persons diagnosed since 2002 is 272. The majority (70.2%) of these persons are male, and mostly (51.1%) Hispanic.

According to the National Aids Housing Coalition, due to the improvements in drug therapies and medical care, the number of fatalities from AIDS has decreased. Consequently, the age of people living with HIV/AIDS has increased -- in New Britain 28.1% are aged 40-49, 29.7% are aged 50-59, and 10.9% are aged 60+. The Coalition also estimates that half of the people living with HIV/AIDS will need some form of housing assistance during the course of their illness, and it becomes increasingly difficult to find safe, affordable housing because of the stigma associated with the HIV/AIDS population.

The Human Resources Agency in New Britain provides supportive housing to people with HIV/AIDS. Every client receives comprehensive case management services along with rental subsidies so that they will maintain a stable environment. They are connected to entitlements, primary health care, medication adherence, substance abuse treatment, counseling, crisis intervention and other services.

### **Discussion:**

As an active member of the CAN, the City is made aware of special needs as they arise. The City can provide support to programs and projects that address needs in a number of ways including the provision of technical assistance, implementation support, and financial assistance, as funds are available.

Additional needs noted by the focus groups included, affordable childcare and better coordination among existing service providers.

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

### **Describe the jurisdiction's need for Public Facilities:**

Parks and Recreational Facilities - The land area presently dedicated to active and passive recreational use in New Britain's park system is generally considered sufficient for the needs of the City's population based on national standards. This includes both public parks and recreational facilities as well as those operated by nonprofit organizations that serve their surrounding communities. The most pressing needs in the City with regard to parks and recreation resources is therefore the need to upgrade existing parks, open space and recreational facilities and enhance their operations. This need is greatest at the neighborhood level, particularly within the NRZ areas. Often times, these parks are the only recreational outlet available for low-income families who cannot afford, or lack transportation to, recreational facilities beyond their neighborhood.

Neighborhood Centers - There are facilities in the City owned by nonprofit organizations that qualify as Public Facilities in that they are open for use by the public and serve the identified needs of the persons who reside in the area. These facilities provide recreation or other services that are especially useful for the residents including child care, education and employment training. The operations of these facilities, as well as the programs they support, need to be maintained and available for expanded use if possible.

Senior Centers – The City's Senior Center is an important resource to serve the socialization and health needs of the elderly residents. The number of elderly residents has increased since 2010, and it will be essential that the quality of the Senior Center facility and programming be continuously upgraded in line with growing demand.

Homeless Facilities – The City has experienced escalated demands for homelessness assistance, and HUD and the State require that an adequate number of facilities be provided in the City, as the region's urban center, to accommodate the prescribed continuum of care services.

### **How were these needs determined?**

The needs were determined based on a review of the CDBG funding requests of recent years, information provided in current City-wide community documents, programs, and applications as well as statements at public hearings. Additionally, the Department of Community Development held a focus group with Public Service Agencies on January 23, 2020 to discuss non-housing community development needs. Attending agencies include:

- Hospital for Special Care
- CCARC
- Greater New Britain Teen Pregnancy Prevention Inc.
- Lions Club of New Britain
- Boys' and Girls' Club of New Britain
- YWCA of New Britain
- Community Health Center
- OIC of New Britain
- Human Resources Agency of New Britain, Inc.



## **Describe the jurisdiction's need for Public Improvements:**

Public Improvements include street improvements, sidewalks, water/sewer improvements, flood/drainage improvements, parking facilities, and public health infrastructure required for infectious disease response. New Britain's roads and streets provide its residents with access to jobs, services, recreation, etc. and are a vital component of the City's infrastructure. There is a need to improve streets and sidewalks in support of other neighborhood revitalization activities to maintain property values and enhance neighborhoods, and in various commercial areas, that have suffered from deterioration and commercial disinvestment, to improve overall streetscape design, and revitalize the commercial district. Over the last five years, the City has made significant progress upgrading public infrastructure in the Downtown area. However, needs persist in other neighborhoods throughout the City. Ongoing COVID-19 response efforts have highlighted the need for improved public health infrastructure, including the capacity to prevent infectious disease, promote community health, and prepare for and respond to public health threats.

## **How were these needs determined?**

These needs for public improvements are supported in the Neighborhood Revitalization Zone plans; CDBG funding requests of recent years; information provided in current City-wide community documents, programs, and applications; statements at focus groups with service providers; and, ongoing City and service provider responses to COVID-19 concerns.

## **Describe the jurisdiction's need for Public Services:**

The City's current Consolidated Plan documented the City's most pressing public service needs: Youth Services and Programs – to address the needs of its children and teens including: transportation to activities; employment opportunities for youths in the summer and transitioning from high school; youth job training programs; more extra-curricular activities designed for middle school and junior high school-age children; medical, mental health and dental care for children and teens; and prevention and treatment programs geared toward teenage pregnancy.

Educational and employment training – to prepare individuals to assume work responsibilities and obtain necessary skills. Job training and employment programs for youth and young adults was identified as a particular area of need by local service providers.

Neighborhood Services and Programs – to address needs facing residents that relate to the decline in the role of neighborhood institutions such as churches as well as the family and network of neighbors helping neighbors, and to facilitate the dissemination of information on available programs and services to those residents who need assistance in accessing them.

Child Care - quality, affordable child day care, including after school daycare, sick childcare, and infant care. The lack of weekend childcare services was noted as an unmet need, as many service sector employees work on the weekends.

Public Health and Safety – to provide more capacity to prevent infectious disease, better prepare to respond to public health emergencies, and provide police officers, specifically neighborhood-based. Transportation Services – public transportation to meet the needs of people without access to a private automobile. There is a need for increased capacity of transportation among local services providers.

Substance abuse services - including case management, outreach and prevention services/ educational programs, programming for children and adolescents and community residences for substance abusers who are HIV- positive, in-patient programming, and residential treatment programming for recovering individuals.

Emergency assistance for low income households and households and individuals at-risk of homelessness including: food, clothing, financial assistance, housing cost assistance, and fuel/utility assistance.

**How were these needs determined?**

The needs were determined based on a review of the CDBG funding requests of recent years; information provided in current City-wide community documents, programs, and applications; statements at agency focus groups; and ongoing City and service provider response to the COVID-19 health emergency.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Market Analysis section primarily includes information provided by the U.S. Census Bureau's American Community Survey (ACS), HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset, the Connecticut Coalition to End Homelessness, and data from local service providers. Supplemental data sources are noted in the next. The key takeaways from the Market Analysis are as follows:

#### General Housing Market Conditions

The New Britain housing market is characterized by an old housing stock, resulting in a large number of structures in need of rehabilitation and numerous instances of units containing lead paint hazards. These factors reduce the availability of standard units at an affordable rent/sales price. The income levels and rents affordable by lower-income households create a housing market where investors cannot earn a competitive return on funds needed for property rehabilitation without some public subsidy. The New Britain Housing Authority, which provides the safety net for very low-income households (less than 30% of AMI), is in need of substantial funds for rehabilitation or new construction. The City's housing rehabilitation programs, funded through HOME and CDBG, are vital to addressing these housing needs.

#### Disabilities and Special Needs

There is a shortage of units for households with disabilities or special needs. There is a long waitlist for senior housing. In addition, there is a need for support services including senior services, senior and disabled transportation, and job training for disabled residents. Continued support for the programs that provide these populations is one of the goals of the Plan.

#### Homeless Persons

New Britain has three shelters – The Friendship Center, Prudence Crandall Center, and Salvation Army. to operate facilities for homeless individuals and families. In addition, numerous other service providers provide basic needs, mental health and addiction services, permanent supportive housing, transitional housing, and workforce training programs. These efforts are coordinated through the Central Connecticut Coordinated Access Network. Current homelessness goals focus on decreasing the incidence of, and duration of homelessness events.

#### Income Impact

As repeated throughout this Consolidated Plan, the lower-income status of a majority of New Britain's residents has a major impact in all regards. New Britain's decline as an employment center, resulting in a high unemployment rate as well as a decline in income levels for jobs that do exist, is the major cause of the lack of affordable housing. The Plan's workforce and economic development goals are intended to enhance incomes for low and moderate income families, thus making the existing housing stock more affordable.

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

### Introduction

This section contains data from the American Community Survey and Comprehensive Housing Affordability Strategy (CHAS) datasets. Typical of older urban communities, New Britain’s housing stock contains a mix of single and multi-family homes, including a plurality of 2 to 4 unit structures. A majority of units are renter occupied.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,060	29%
1-unit, attached structure	920	3%
2-4 units	12,625	40%
5-19 units	4,920	16%
20 or more units	4,115	13%
Mobile Home, boat, RV, van, etc	29	0%
<b>Total</b>	<b>31,669</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	635	4%
1 bedroom	270	2%	4,275	26%
2 bedrooms	3,200	29%	6,495	39%
3 or more bedrooms	7,735	69%	5,230	31%
<b>Total</b>	<b>11,220</b>	<b>100%</b>	<b>16,635</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

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

According to 2018 affordable housing data from the Connecticut Department of Economic and Community Development, there are approximately 5,672 assisted units in New Britain. Out of these units, 2,911 units are governmentally assisted, 1,477 units are provided through tenant rental assistance programs, 1,107 units are CHFA/USDA mortgages, and 177 deed restricted units. These units serve all household types, including single individuals, families with children, seniors, and persons with disabilities. Generally, these units are affordable to families making less than 80% of Area Median Income and pay no more than 30% of their income towards housing. Seven projects, consisting of about 800 units, are owned and managed by the New Britain Housing Authority. The other sites are owned by different private businesses or nonprofit organizations that received various Federal or State grants or loans to construct, develop or rehabilitate the housing. Some of the projects/sites continue to receive annual contributions for the tenant rents or subsidies for operating costs.

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

The City is not aware of any upcoming expirations of Section 8 Project Based contracts or any other Federal or State contract expirations.

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

The assisted housing units that receive funding from HUD under various different programs, and/or from various State programs from as long ago as 60 years ago, and therefore the regulations and affordability requirements vary for the different housing sites. Much of the housing is governed by the standard that a renter can pay no more rent than 30% of their income. Some of the other, less stringently regulated sites are not affordable to extremely low-income persons.

There is significant demand for quality affordable housing units, as is indicated by waiting lists for both public and private housing developments. The New Britain Housing Authority's (NBHA) Housing Choice Voucher waiting list is currently closed. It was last opened in October 2015, where 1,000 applications were placed on the waiting list by random lottery. As of 2020 there are 277 people on the waitlist for Section 8 and 161 for Project based vouchers at The Jefferson. A private developer recently completed an 80-unit affordable housing development in Downtown New Britain called Columbus Commons. There were over 300 applicants for the 80 units.

**Describe the need for specific types of housing:**

There is a need for affordable and high-quality rental housing across all housing types, as is indicated by waiting list data. This need is especially prevalent among low and very low-income households, who often pay a disproportionate percentage of their income on housing in the private marketplace. The long waiting list at The Jefferson is indicative of the demand for senior and accessible units (applicants must be 62 years old or over). The demand for the Columbus Commons project indicates demand for 1- and 2-bedroom units, while the Section 8 waiting list is indicative of demand across all housing types. Meetings with service providers confirmed the need for housing to support both individuals and families. It was also noted that the development of additional 2 bedroom units may help address the needs of both individuals and families. Families/residents assisted with federal, state, and local programming are varied, including families with children, single individuals, seniors, and persons with disabilities.

**Discussion**

The City of New Britain is in need of decent, safe, affordable housing of all configurations, particularly units that are affordable to low income households. Stagnant wages and a lack of employment opportunities have contributed to the inability for current and potential residents to rent and own property in the city.

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

### Introduction

This section contains information from the American Community Survey and HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset. In general, New Britain's housing stock is more affordable than many of the surrounding communities. Even with its generally low cost of housing, many households nonetheless struggle to afford rents. In addition the low market rents in New Britain make it financially difficult for property owners to upgrade their properties, as these upgrades are not cost effective given the low rents.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	173,400	159,900	(8%)
Median Contract Rent	656	739	13%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,485	21.0%
\$500-999	10,925	65.7%
\$1,000-1,499	2,105	12.7%
\$1,500-1,999	70	0.4%
\$2,000 or more	49	0.3%
<b>Total</b>	<b>16,634</b>	<b>100.0%</b>

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,835	No Data
50% HAMFI	9,395	2,145
80% HAMFI	14,200	4,790
100% HAMFI	No Data	6,510
<b>Total</b>	<b>26,430</b>	<b>13,445</b>

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	752	929	1,158	1,452	1,620
High HOME Rent	752	929	1,158	1,452	1,620

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	752	908	1,090	1,258	1,403

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### **Is there sufficient housing for households at all income levels?**

HUD-adjusted data is presented above on the number of units that are affordable to households at different income levels. In order to assess this data, more specific information is needed, including whether the affordability is due to Section 8 vouchers or other subsidies. The HUD data previously presented reports that there are 4,879 extremely low-income households who are paying more than 30% of their income for rental housing costs. There is not sufficient housing for households who are extremely low income. The number of efficiency units in the City has stayed stable since 1990 at roughly 700 units. It is insufficient considering the number of extremely low-income single persons for whom an efficiency unit would be more affordable.

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

Between 2009 and 2015, the median value of homes in New Britain decreased by 8% from \$173,400 to \$159,900. According to the latest ACS estimates, home values have continued to decrease, to \$156,800. During that same time period, median gross rents have increased, indicating stronger demand for rental units. Between 2009 and 2017, median gross rent increased by 19% from \$803 to \$956 per month. In addition to increases in contract rent, the inflationary cost of taxes and utilities and other maintenance expenses are passed on to renters.

Property taxes make up a significant portion of housing costs in Connecticut. Property tax rates are closely tied to property values. Municipalities with high property values typically have lower tax rates compared to municipalities with low property values. The City’s tax base increased by 6.3% during the last revaluation in 2017, which has allowed the City’s tax rate to stabilize. However, New Britain continues to have one of the highest property tax rates in the state.

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

The HUD Fair Market Rent standards that are used in connection with the Section 8 Voucher Program and the HUD rent limits for the HOME Program are based on the Hartford Metropolitan Area. The median rent of \$739 per month is lower than HUD fair market rents and HOME rents across all unit sizes. The city will use HOME funds for housing rehabilitation and/or new construction and enforce the HOME rent limits to ensure that the housing is affordable.

## **Discussion**

As depicted in the Tables, rents in New Britain are generally affordable compared to other Towns in the region. In addition, median rents are below HUD fair market and HOME rents. While New Britain has a substantial number of lower cost units, many of these are out of reach low- and very-low income households due to their lack of income. The low market rents commanded in New Britain also contribute to deterioration of rental housing stock, as many upgrades are not cost effective for landlords. This underscores the need to continue housing rehabilitation and housing subsidy programs using CDBG and HOME funds.



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

### Introduction

### Definitions

Data provided by HUD to identify substandard units is based on Census-based estimates of the number of units lacking plumbing facilities. The City defines substandard generally as units not meeting HUD Housing Quality Standards.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,090	36%	7,440	45%
With two selected Conditions	130	1%	580	3%
With three selected Conditions	0	0%	60	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,000	62%	8,560	51%
<b>Total</b>	<b>11,220</b>	<b>99%</b>	<b>16,640</b>	<b>99%</b>

**Table 32 - Condition of Units**

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	250	2%	325	2%
1980-1999	1,210	11%	2,340	14%
1950-1979	5,505	49%	6,120	37%
Before 1950	4,260	38%	7,850	47%
<b>Total</b>	<b>11,225</b>	<b>100%</b>	<b>16,635</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2011-2015 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	9,765	87%	13,970	84%
Housing Units build before 1980 with children present	670	6%	170	1%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	3,566	0	3,566
Abandoned Vacant Units	0	0	0
REO Properties	38	0	38
Abandoned REO Properties	0	0	0

**Table 35 - Vacant Units**

**Alternate Data Source Name:**

2017 American Community Survey

**Data Source Comments:**

According to the 2017 American Community Survey, there are 3,566 vacant housing units in New Britain. Out of these, 1,624 were listed for rent, 163 are rented but not occupied, 268 are for sale, 173 are sold but not occupied, and 118 are for seasonal use. Presumably, all of these units are in livable condition. In addition, there are 1,220 vacant units classified as other. It is likely that many of these are abandoned and not suitable for rehabilitation. According to RealtyTrac, there are 38 bank-owned properties in the City of New Britain as of February 2020.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			3566
Abandoned Vacant Units			
REO Properties			38
Abandoned REO Properties			

**Table 36 -**

## Need for Owner and Rental Rehabilitation

In the Condition of Units chart above, the definition of a "condition" can include a unit that is in fine condition but houses a tenant who is paying more than 30% of his/her income. The definition, used by HUD and the Census, also evaluates condition based on whether there are complete kitchen and bathroom facilities. This information alone cannot be used to assess the amount of the city's housing stock that is suitable for rehabilitation. There is a need for rehabilitation of housing in the City based on:

- The majority, over 85% of the housing is over 40 years old.
- Nearly half, 47%, of rental units were built before 1950;
- Although rent levels may be too high for many low-income tenants, they are reasonable compared to other towns and may not allow for landlords to accumulate reserve funds for necessary improvements;
- Elderly homeowners on a fixed income, faced with escalating tax and utility costs, defer maintenance and/or repairs;
- Significant number of vacant units, including over 1,200 that are not listed as for sale or for rent.
- The need for ongoing rehabilitation is evident, visually, and is substantiated by the City's experience with managing rehabilitation programs and enforcing housing and fire codes.

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

According to the 2016 Connecticut Department of Public Health Lead Surveillance Report, New Britain reported 45 new cases of elevated lead levels in children under the age of 6. More than 85% of housing units were built before 1980, and these units have the greatest risk of lead-based paint hazards. The City's older housing units are generally more affordable than newer units. While the number of low- and moderate-income families exposed to LBP hazards is unknown, the sheer number of older housing units means that thousands of families could potentially be exposed to these hazards.

In 2016, the City received a \$3.4 million Lead Based Paint Hazard Reduction Demonstration Grant. These funds are used to help the City communities mitigate multiple health hazards in high risk housing simultaneously, in conjunction with their lead hazard control activities.

### **Discussion**

All data included in these Tables is sourced from the American Communities Survey, Comprehensive Housing Affordability Strategy, or RealtyTrac.

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

### Introduction

### 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			804	819	70	749	0	50	75
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

Alternate Data Source Name:  
Data from Housing Authority  
Data Source Comments:

### 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 NBHA operates 804 Public Housing Units, developed with the assistance of the U.S. Department of Housing and Urban Development.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Mount Pleasant	74
Elderly and Bond Street	69
Oval Grove Apartments	55

**Table 38 - Public Housing Condition**

The NBHA supplies 456 units of housing for the elderly and disabled, as follows: Bond Street Apartments, 64 units built in 1942; Knapp Village, 60 units built in 1960; Kennedy Apartments, 70 units built in 1965; Ribicoff Apartments, 104 units built in 1969; Graham Apartments, 100 units built in 1974; and D' Amato Apartments, 58 units built in 1981. According to HUD, the elderly/ disabled units received an inspection score from HUD of 69. The Bond Street Apartments are planned for demolition due their age, condition and density levels. In order to replace these units, the NBHA partnered with Pennrose Properties for construction of the Jefferson Apartments which was completed and fully occupied by 2014. At this site, there are 70 project based vouchers under a HAP Agreement.

The NBHA has 348 units of family housing: Mt. Pleasant, 188 units built in 1942, and Oval Grove, 160 units built in 1956. Mt. Pleasant received an inspection score of 74, and Oval Grove received a score of 55. The inspection score for Oval Grove is below HUD's passing score of 60.

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

All public housing developments in New Britain were built between the early 1940s and early-1980s, and the age of public housing developments has contributed to poor conditions. The NBHA continues to make investments to keep its units in a state of good repair such as security cameras, fire alarm upgrades, and other essential security infrastructure for NBHA properties. Tenant security and safety remains a critical element of project design and planning. While these are critical upgrades, there is a need to comprehensively rehabilitate or redevelop many units, particularly those in Mt. Pleasant (built in 1942) and Oval Grove (built in 1956). These units have older systems, lack modern layouts, and only a handful of units meet ADA accessibility requirements.

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

The NBHA is continuing to invest in security cameras, fire alarm upgrades, and other essential security infrastructure for NBHA properties. Tenant security and safety remains a critical element of project design and planning.

The Authority's properties are all older and in need of maintenance and upgrades. The units are dated due to age, layout, and size. Future projects include Elevator upgrades at several Hi-Rise buildings and roofing work. NBHA is seeking redevelopment ideas for the oldest properties and is considering HUD Rental Assistance Demonstration (RAD) options to redevelop two developments.

### **Discussion:**

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

### Introduction

#### 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)	30	46	16	165	0
Households with Only Adults	64	0	35	193	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	5	20	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Alternate Data Source Name:**

CT Coalition to End Homelessness; Service Provider

**Data Source Comments:**

**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**

Below is an inventory of those facilities and services that assist homeless individuals, persons returning from mental or physical health institutions, homeless families with children and sub-populations within these groups. Services include outreach and assessment, emergency shelters and services, transitional housing, supportive housing, access to housing and activities to prevent LMI individuals and families with children from becoming homeless: Catholic Family Services, Central Connecticut Red Cross, Connecticut Association of Retarded Citizens, City of New Britain Human Rights and Opportunities Commission, State of Connecticut Department of Social Services, Community Mental Health Affiliates, Chrysalis Center, Farrell Treatment Centers, Friendship Service Center of New Britain, Inc., Human Resources Agency (HRA) of New Britain, Inc., Prudence Crandall Center, Salvation Army, YMCA, Consolidated School District of New Britain, Coram Deo Recovery.

These organizations provide the continuum of services for homeless individuals and those at risk including mental health services, addiction recovery, counseling, employment training, case management, and basic needs such as food and clothing. These service providers also coordinate efforts with the City and each other through the CAN.

There are numerous causes of homelessness, including unemployment, eviction, domestic violence, transience, relocations and fire among others, once homeless, significant portions of New Britain's homeless population have service needs relating to mental illness, chemical and/or alcohol dependencies, domestic violence and/or AIDS. It is estimated that the majority of the homeless population requires social services relating to alcohol and/or drug abuse. Additionally, homeless families have support service needs relating to domestic violence. Persons fleeing domestic violence require food, clothing, shelter and special counseling to help them confront or avoid their abusers. A smaller portion of the homeless requires service needs relating to AIDS/HIV. Finally, the homeless population requires assistance relating to employment and job training and services to meet their physical, emotional and psychological needs impacted by neglect. Youth services and educational programs are extremely important due to the high number of homeless families with children.

Clearly, the typical homeless person has needs which surpass those relating to shelter – as a result, many homeless of New Britain have special needs. The sub-populations of the homeless within the City warrant a more careful look when considering the causes of homelessness, the current realm of services/agencies that serve the homeless populations, and the sub-groups within the homeless population.

**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.**

Homelessness in New Britain has been a challenge for many years. 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.

Facilities and services that assist homeless individuals, homeless families with children and sub-populations within these groups 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.

The City authorized the sale of a foreclosed property at 57 Court Street to the Chrysalis Center which intends to rehabilitate the building and create 24 one-bedroom units with 4 units reserved for veterans. Those units broke ground in late fall of 2017. Chrysalis anticipates completion of these units in the fall of 2020.

The CHAMP Program, administered by DOH, provides developers and owners of multifamily affordable housing the necessary gap financing to create more affordable units in their developments. The Friendship Service Center received CHAMP funds to assist in the construction of 11 efficiency and one-bedroom apartments on North Street. It is prioritizing the rental of the units to chronically homeless individuals and two of the units are for veterans.



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

### **Introduction**

According to the Connecticut Department of Public Health HIV Surveillance Program, the number of HIV Infection Cases diagnosed each year is declining, from 21 in 2007, to 13 in 2012 and 2017. The total number of persons diagnosed since 2002 is 272. The majority (70.2%) of these persons are male, and mostly (51.1%) Hispanic.

According to the National Aids Housing Coalition, due to the improvements in drug therapies and medical care, the number of fatalities from AIDS has decreased. Consequently, the age of people living with HIV/AIDS has increased -- in New Britain 22.9% are aged 40-49, 36.4% are aged 50-59, and 17.3% are aged 60+. The Coalition also estimates that half of the people living with HIV/AIDS will need some form of housing assistance during the course of their illness, and it becomes increasingly difficult to find safe, affordable housing because of the stigma associated with the HIV/AIDS population.

The Human Resources Agency in New Britain provides supportive housing to people with HIV/AIDS. Every client receives comprehensive case management services along with rental subsidies so that they will maintain a stable environment. They are connected to entitlements, primary health care, medication adherence, substance abuse treatment, counseling, crisis intervention and other services. Additional needs noted by the focus groups included, affordable childcare and better coordination among existing service providers.

### **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**

Supportive housing for the elderly, persons with disabilities, persons with addictions, and those living with HIV/AIDS are designed to allow the individuals to live as independently as possible. Those suffering from substance abuse might require counseling or case management, with a shorter-term rehabilitation. Other more challenging/on-going conditions might require supportive services that include long-term assisted living, as well as transportation and nursing care.

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

The City is a part of a Coordinated Access Network (CAN) that covers the region including Berlin, Bristol, Plainville, Southington, and New Britain. The CAN convened, as it was required by HUD regulation and the State of Connecticut's implementation, to develop a plan to coordinate services and resources on a regional basis. According to the CAN Plan, any individuals or families with housing needs should be instructed to call the State's 211 help line. When deemed appropriate based on the initially assessed need of the caller, 211 will make a referral to a CAN agency, which will make an appointment for an in-depth assessment and/or case management services. However, if the call is for immediate shelter, 211 will provide instructions on how to find an emergency shelter for the night. The CAN's preference would

be to safely house individuals and families, in the interim, in a hotel; but no funding is available for this expense. The CAN also identified a need for additional funding for transportation expenses, additional shelter beds and for additional staff to effectively manage the persons on the waitlist for shelter.

**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)**

The City may continue to utilize HOME funds to support the housing and supportive services needs for persons with HIV/AIDS through allocations to the Human Resources Agency, and CDBG funds for public service programming that may provide supportive services to the elderly, the frail elderly, persons with disabilities, persons with alcohol or other drug additions, public housing residents and other categories of special needs.

The City continues to utilize CDBG funding to support Prudence Crandall's Supportive Housing for residents at-risk of homelessness due to being victims of domestic violence.

The City will utilize CDBG funding to rehabilitate Ferrell Treatment Center which provides temporary housing for residents battling substance abuse issues.

These activities advance the following goals:

3. Support services to the homeless and those at-risk
4. Improve public facilities that serve community needs, including public health needs.

**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))**

The City of New Britain will fund a several projects which will offer housing and supportive services to special needs populations. While these populations are not homeless, they are at-risk populations which require specifically designed programming and facility improvements which account for their special needs.

In 2020, the City will fund the rehabilitation of CCARC, Inc.'s group home for people with disabilities. This group home is located on Rocky Hill Avenue and serves 6 disabled adults. Additional funding will be allocated to the YWCA of New Britain, Inc. for the operation of the Building Hope Together Program. This program provides homeless prevention assistance to at-risk New Britain residents through counseling.

In 2020, the City will also be allocating funding to Prudence Crandall Center, Inc. which provides supportive housing for victims of domestic violence. The Senior Center and Senior Transportation Services, Inc. will be funded to provide support services to senior citizens of New Britain.

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

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City updated its Analysis of Impediments was completed in May 2020. While several impediments exist, they generally are not tied to public policies but rather market conditions. Within the City of New Britain there are barriers to affordable housing, which include not only the cost and availability of land but also cost incurred in order to bring a structure up to current health and safety standards and codes. Requirements of the City at times can also limit the incentives to develop, maintain, or improve affordable housing. Specifically building codes, fees, charges and other policies can affect the return on residential investment which in turn is passed on in the form of rent increases to tenants.

Another barrier to the purchasing and developing of affordable housing is the lack of local banking system that can assist in the redeveloping of community neighborhoods. With today's continuing mergers and acquisitions of national banks, community banking is limited and tends to slow community investment. In addition, individuals may have difficulty accessing credit from a non-local financial institution. According to the *Greater Hartford Community Wellbeing Index*, 17% of New Britain adults lack access to a bank account.

New Britain lacks vacant land for new development and most neighborhoods are highly concentrated. In recent years affordable housing production has been through redevelopment, rehabilitation, or reuse of existing structures located throughout the City. Homeownership assistance has also been established, however mostly utilized for the purchase of existing homes and new construction of units is limited. One of the most difficult barriers to creating and improving affordable housing is due to the nature of the housing stock and costs involved with rehabilitation. The older stock found throughout the city causes great financial difficulties for rehabilitation. Bringing these structures up to State and Local code, in many cases, does not facilitate a financially feasible project. Many potential affordable housing improvements and creation is lost due to this high cost of compliance. New strategies of financing and assistance to current owners and developers should be investigated to attempt to overcome the financial challenges faced with rehabilitation to the older housing stock within the City.

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

### Introduction

### 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	66	5	0	0	0
Arts, Entertainment, Accommodations	3,035	1,429	12	8	-4
Construction	1,109	746	4	4	0
Education and Health Care Services	6,095	6,813	24	37	13
Finance, Insurance, and Real Estate	1,861	1,077	7	6	-1
Information	543	253	2	1	-1
Manufacturing	3,829	3,506	15	19	4
Other Services	1,157	781	5	4	-1
Professional, Scientific, Management Services	1,910	584	7	3	-4
Public Administration	0	0	0	0	0
Retail Trade	3,824	1,843	15	10	-5
Transportation and Warehousing	1,011	956	4	5	1
Wholesale Trade	1,162	587	5	3	-2
Total	25,602	18,580	--	--	--

**Table 40 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	37,280
Civilian Employed Population 16 years and over	32,570
Unemployment Rate	12.64
Unemployment Rate for Ages 16-24	20.12
Unemployment Rate for Ages 25-65	9.58

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	4,970
Farming, fisheries and forestry occupations	1,635
Service	4,565
Sales and office	8,065
Construction, extraction, maintenance and repair	2,130
Production, transportation and material moving	2,345

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,700	79%
30-59 Minutes	5,430	17%
60 or More Minutes	1,115	4%
<b>Total</b>	<b>31,245</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2011-2015 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	2,280	1,030	2,575
High school graduate (includes equivalency)	9,415	1,305	3,470
Some college or Associate's degree	7,415	1,055	1,750
Bachelor's degree or higher	6,560	235	745

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	125	515	385	1,230	1,805
9th to 12th grade, no diploma	1,175	1,005	905	1,835	1,290
High school graduate, GED, or alternative	2,515	3,520	3,490	7,180	3,430

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Some college, no degree	4,590	2,425	1,780	3,060	880
Associate's degree	305	955	755	1,245	280
Bachelor's degree	490	2,025	840	1,895	580
Graduate or professional degree	30	950	635	1,200	665

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,188
High school graduate (includes equivalency)	32,003
Some college or Associate's degree	32,577
Bachelor's degree	43,083
Graduate or professional degree	61,679

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

According to the Business Activity table, the business sector in New Britain with the most workers and the most jobs is Education and Health Care Services. In this sector, the number of jobs exceeds the number of workers, reflecting an undersupply of labor. Other major sectors are Manufacturing and Retail. The top five employers in the City are the Hospital of Central Connecticut, the Hospital of Special Care, the City and Board of Education, Stanley Black & Decker, and Central Connecticut State University.

#### Describe the workforce and infrastructure needs of the business community:

Only 15% of New Britain residents work in the City as of 2017. In addition, an estimated 80% of the people employed in the City reside in neighboring municipalities. New Britain residents and workers both rely on the transportation system to get them to and from work. As of 2017, there were 2,031 New Britain households without access to a vehicle and 9,397 with access to only one vehicle. Transit service is particularly important for these households in order to access employment opportunities within the City and the larger region.

With manufacturing still a substantial sector that provides jobs with high overall salaries per employee, the City needs to retain and expand this sector. As the manufacturing operations have become more technical and computerized, there is often a shortage of workforce with the necessary work experience and skills for these jobs. The tax rate on commercial and industrial properties compared to other towns or regions has been a contributing cause of companies relocating outside the City. The shortage of developable land or available for modern facilities in New Britain is another disincentive attracting manufacturing businesses.

**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.**

*CTfastrak* opened in 2015 and the City has completed Transit-Oriented Development (TOD) Plans for the Downtown, East Main Street, and East Street *CTfastrak* station areas. It is anticipated that *CTfastrak* will be an important catalyst for many of the City's goals, including the redevelopment of downtown, diversification of housing stock, and business and economic development. The first Downtown TOD project, Columbus Commons, is currently under construction.

Also, through the State's Incentive Housing Zone (IHZ) Program, the City has been planning to develop workforce housing to take advantage of the potential for TOD offered by *CTfastrak*. TOD/IHZ zones have been approved near East Street and East Main Street and strive to encourage mixed use developments containing commercial uses and affordable and market-rate housing. This would diversify the housing stock to provide housing options for middle class workers who will not only bring greater incomes and tax revenues but also inject new vitality to the community. The State IHZ legislation includes financial incentives for this type of TOD, but the funding has been stalled.

Finally, the City of New Britain is leveraging the federal Opportunity Zones (OZ) program, which was designed to incent public and private stakeholders to invest in low income census tracts in exchange for significant capital gains tax benefits. New Britain is home to three OZ census tracts in Downtown (Tract 4171), the Broad Street neighborhood (Tract 4159), and the East Side (Tract 4153). These zones encompass two of the three *CTfastrak* station areas as well as the former Stanley Works site. The ongoing Energy & Innovation Park project on Myrtle Street is one such development leveraging the Opportunity Zone designation.

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

Educational attainment is strongly correlated with unemployment rate and labor force participation. Residents with a bachelor's degree or higher have a very low unemployment rate of 3.6%. High school graduates have an unemployment rate of 13.8% while individuals with less than a high school degree have an unemployment rate of 45.2%. In addition, young adults (age 16-24) are more than twice as likely to be unemployed as their older peers.

According to the Business Activity Table, Education and Health Care Services is the only sector with more jobs than employed residents in the City. The remaining sectors have more employed residents than jobs, indicating that residents are more likely to seek jobs outside of the City.

Meetings with stakeholders and service providers noted that the City also has an unmet need in the skilled trades, which will be needed for contract work in rehabilitating housing in the City.

**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.**

As the state's regional Workforce Investment Board in North Central Connecticut, Capital Workforce Partners coordinates programs and initiatives to develop a skilled, educated and vital workforce for a competitive regional economy. The organization is guided by a Consortium of the region's chief and elected officials and by representatives from business, education and labor serving on its Board of Directors. Capital Workforce Partners promotes and invests in youth and future workforce development solutions; identifies and supports development of sustainable career paths for adult workers; and assists employers in targeted industries, helping them grow and remain competitive. CWP initiatives underway include:

**Healthcare:**

Demands for skilled health care workers continue to outpace the growth of the workforce. CWP examined the effectiveness of existing healthcare workers and determined that the workers generally possess several deficiencies that contribute to unacceptable outcomes for clients and the workers and identified the deficiencies. Healthcare reform brings a new set of challenges for healthcare employers which include the critical need for training in healthcare information technology and medical coding. CWP, in partnership with MACH (Metro Hartford Alliance for Careers) is countering these problems with REACH - Re-Employment Alliance for Careers in Healthcare. REACH trains individuals for positions in Nursing and Information Technology in the healthcare sector.

**Manufacturing:** By 2020, nearly 50,000 Connecticut manufacturing workers will have reached retirement age. Capital Workforce Partners and the American Job Center help cover tuition costs for manufacturing training.

**Construction:**

The Jobs Funnel is a pre-employment preparation and job training "steppingstone" for Connecticut residents seeking employment in construction and construction-related trades. In Capital Workforce Partners' region, there is a Jobs Funnel office in Hartford, New Britain, and Bristol that serve residents from all of North Central Connecticut.

**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 participated in the Comprehensive Economic Development Strategy as a member of the Capitol Region Council of Governments in 2018. The CEDS outlined a five-year strategy for regional planning and cooperation, responsible growth, workforce development, business attraction and retention, and physical infrastructure.

**Discussion**



## **MA-50 Needs and Market Analysis Discussion**

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

There are few households that experience multiple housing problems in New Britain and the sample size for these households is too small to determine concentration. Cost burden is the primary housing problem and is common throughout the City.

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

The City does not have a definition of "concentration" and relies on the U.S. Department of Housing and Urban Development (HUD)'s Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) dataset to identify these areas. R/ECAP areas are census tracts where the non-white population is 50% or more and poverty rates are either 40%, or greater than three times the regional average. As of 2015, two census tracts in New Britain meet the HUD definition as an R/ECAP:

- Census Tract 4159 is located north of Downtown between Broad Street and Route 72.
- Census Tract 4162 is located in the east side of the Oak Street neighborhood and is bounded by Oak Street, Allen Street, and Stanley Street.

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

In these R/ECAP neighborhoods, the housing is mostly older, multi-family, renter occupied units. These areas are within or on the edge of commercial/mixed uses, and it is likely that much of the housing is absentee owner. Recent efforts have focused on demolishing derelict structures and building new homeowner units in partnership with local organizations such as Habitat for Humanity.

### **Are there any community assets in these areas/neighborhoods?**

Census Tract 4159 is home to the Boys & Girls Club of New Britain, the Community Health Center of New Britain, and State offices. Census Tract 4162 contains the new Smalley Elementary School and Willow Street Park, both of which have been rebuilt over the last decade. There is also a small police substation located on the corner of Oak Street and West Street.

### **Are there other strategic opportunities in any of these areas?**

The City and housing development agencies such as Habitat for Humanity and Neighborhood Housing Services continue to look for viable rehabilitation projects in the Oak Street Neighborhood that could continue the improvements made in that vicinity.

Census Tract 4159 is a federally designated Opportunity Zone. The City and local organizations such as the Polonia Business Association continue to support business and economic growth in the Broad Street corridor. There are also ongoing efforts to redevelop the former Stanley Works site on Myrtle Street into an Energy and Innovation Park. The initial phases of the project will construct a data center as well as a 20-megawatt

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Broadband access in communities helps provide economic growth, improved educational opportunities, access to better healthcare, greater employment opportunities, improving public safety, and increased global competitiveness for businesses. The term broadband commonly refers to high-speed Internet access that is always on and faster than the traditional dial-up access. Broadband includes several high-speed transmission technologies such as: digital subscriber line (DSL), cable modem, fiber, wireless, satellite, and broadband over powerlines (BPL).

According to 2017 American Community Survey estimates, about 68% of New Britain households had a home internet subscription. A vast majority of these households had access to broadband internet. However, internet access is strongly correlated with income levels. Only 44% of households with incomes of less than \$20,000 have an internet subscription compared to 68% of households with incomes of between \$20,000 and \$74,999 and 89% of households with incomes greater than \$75,000.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

According to data provided by the FCC, most of New Britain's residential neighborhoods are served by at least three internet service providers. Most neighborhoods are covered by Comcast Cable, Frontier ADSL as well as satellite providers such as ViaSat, Hughes, and VSAT. The primary challenge for New Britain households, particularly those with low-incomes, is the cost of broadband internet service as opposed to the availability.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

In 2019, the Capitol Region Council of Governments (CRCOG) completed an update of its Natural Hazard Mitigation Plan for the region as well as its member municipalities. According to the 2019 Plan, the natural hazards that present the highest risk to New Britain are winter storms and flooding cause by tropical storms, hurricanes, and heavy rain events.

Webster Brook, Bass Brook, and the Quinnipiac River all produce minor flooding at times, while Willow Brook and West Canal can create more frequent and severe flooding problems. Areas of the city in or adjacent to flood zones tend to be heavily populated. Willow Brook in the southern section of the city generally causes the most severe flood damage; overflow from the brook floods a neighborhood where 60-80 properties are affected, as well as the New Britain stadium. The City has performed several projects along Willow Brook related to flood conveyance and bank protection. City staff indicate that there are no good engineering solutions to the flooding along Willow Brook, and flooding is primarily caused by the volume of storm drainage. In general, repetitive loss properties are only affected during the very large rain events. Other flood-prone areas are due to undersized storm drains, such as along Allen Street and John Downey Drive.

The Plan identifies actions the City can take to mitigate risks and recommends the City purchase new generators and equipment, upgrade storm water and sewer infrastructure, and provide additional training to residents and City staff.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Overlaying low-moderate income census tracts with flood hazard information provided by the Federal Emergency Management Agency (FEMA) reveals several low- and moderate-income neighborhoods that are at risk of flooding. These areas include the area along Willow Brook in southern New Britain, as well as along Piper Brook near St. Clair Avenue. No public housing developments are located within 100-year flood zones.

The City's older residential neighborhoods often have aging infrastructure and are predominantly made up of low- and moderate-income households, putting these residents at greater risk during natural hazard events. Undersized storm drainage has led to street flooding along Allen Street in the City's North Oak Street neighborhood as well as along Poplar Street, Wells Street, Barbour Road, Huber Street, Blake Road, Black Road, Eddy Glover Boulevard, and Farmington Avenue.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This section provides information on the City of New Britain's goals and priorities over the next five years.

Housing continues to be a key issue in the City of New Britain, particularly around the availability of affordable housing and the condition of housing. CDBG and HOME funds will be used to fund programs to grow the number of affordable units as well as maintain existing affordable units in a state of good repair. The City's five-year goals focus on growing the number of affordable housing units through new construction, rehabilitating owner and renter units, and providing down payment assistance to bridge the funding gap for low- and moderate-income home buyers.

Provision of public services such as homeless services, mental health services, case management, addiction recovery, family services, senior services, disabled services, transportation, and basic needs such as food and clothing continue to be paramount needs within the City. Funding remains the primary challenge for the local service delivery system. Each nonprofit service provider is faced with constant budget cuts and challenging financial decisions as Federal and State funding levels ebb and flow. The Plan's Goals are to support the continuance of essential public services; and to provide support for the homeless population, and those at risk. CDBG funds will be used to fund service providers and may also be used to fund physical projects that serve the homeless population, including transitional and permanent supportive housing projects.

As an older industrial City, New Britain has aging infrastructure and public facilities that need investment. The City's goals are to support improve existing, and encourage development of, public facilities that serve community needs, including public health needs; and to continue to improve the City's infrastructure, particularly with regard to street and sidewalk improvements and removal of architectural barriers activities. Investments in public infrastructure can also help support the Plan's economic development goals.

Finally, the City's economic and workforce development goals are focused on addressing two key needs – the need to grow incomes of low-income residents, as well as supporting local businesses, whose growth will provide greater employment opportunities for residents and will help grow the City's tax base, which in turn helps funds essential services. The five-year goals of the Plan are to continue to support job training and employment programs that support community and business needs; and to support new and expanded businesses to create job opportunities.

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

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	City of New Britain
	<b>Area Type:</b>	City
	<b>Other Target Area Description:</b>	City
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Citywide
	<b>Include specific housing and commercial characteristics of this target area.</b>	The City generally has an older commercial and housing stock, particularly in Downtown New Britain and the surrounding neighborhoods. The City is nearly built-out, meaning that vacant land is in limited supply and new commercial and housing development will likely be through redevelopment or rehabilitation.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The consultation and citizen participation process for the development of this plan reaffirmed the need to address issues on a city-wide scale including housing rehabilitation and construction, public facilities and services, and economic development initiatives.
<b>Identify the needs in this target area.</b>	These areas need housing rehabilitation and community reinvestment, infrastructure and public facility improvements, and the provision of supportive and social-service programming.	
<b>What are the opportunities for improvement in this target area?</b>	The opening of <i>CTfastrak</i> bus rapid transit has provided the City with an opportunity to pursue transit-oriented development in Downtown and in the East Street and East Main Street neighborhoods.	
<b>Are there barriers to improvement in this target area?</b>	Low incomes of many residents, and low market rents have caused a cycle of disinvestment in many neighborhoods. Due to low rents, property owners cannot afford to adequately maintain their properties, furthering the cycle of deterioration.	
2	<b>Area Name:</b>	NEIGHBORHOOD REVITALIZATION ZONES
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	

	<b>Identify the neighborhood boundaries for this target area.</b>	North-Oak Neighborhood Revitalization Zone Broad Street Neighborhood Revitalization Zone Arch Street Neighborhood Revitalization Zone East Side Neighborhood Revitalization Zone
	<b>Include specific housing and commercial characteristics of this target area.</b>	These neighborhoods have housing stock in need of renovation, abandoned properties, and infrastructure and facilities in need of repair and replacement.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	These neighborhood strategy areas have existed over many years. The consultation and citizen participation process for the development of this plan reaffirmed their importance to the overall revitalization of the city.
	<b>Identify the needs in this target area.</b>	These areas need housing rehabilitation and community reinvestment, infrastructure and public facility improvements, and the provision of supportive and social-service programming.
	<b>What are the opportunities for improvement in this target area?</b>	The neighborhood has access to existing community facilities and services that benefit local residents. All three neighborhoods are within walking distance to a <i>CTfastrak</i> bus rapid transit station.
	<b>Are there barriers to improvement in this target area?</b>	Age and condition of infrastructure and buildings can present problems with reinvestment and renovation in a cost-effective way.
<b>3</b>	<b>Area Name:</b>	Opportunity Zone
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Economic Development
	<b>Identify the neighborhood boundaries for this target area.</b>	Downtown (Tract 4171), the Broad Street neighborhood (Tract 4159), and the East Side (Tract 4153)
	<b>Include specific housing and commercial characteristics of this target area.</b>	These neighborhoods generally consist of older residential and commercial structures, including many old manufacturing facilities that are in varying states of repair. These neighborhoods generally lack vacant developable land, therefore future economic development efforts will focus on redevelopment or building reuse.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The federal Opportunity Zones program was designed to incentivize public and private stakeholders to work together to rebuild American cities.
	<b>Identify the needs in this target area.</b>	Ageing commercial and residential structures, aging sewer and water infrastructure, lack of developable land.

	<b>What are the opportunities for improvement in this target area?</b>	New streetscape infrastructure in the Downtown, proximity to <i>CTfastrak</i> bus rapid transit service
	<b>Are there barriers to improvement in this target area?</b>	Many key redevelopment sites are former factories that are likely to have significant environmental contamination and associated cleanup costs.

**General Allocation Priorities**

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

The City has maintained its Neighborhood Revitalization Zones (NRZs) as a target area. These encompass three of the lowest-income neighborhoods and contain some of the oldest and most deteriorated housing in the City. These neighborhoods are target areas for housing rehabilitation, infrastructure, and social services. Opportunity Zones (OZs) are a new target area to this Plan, aligning with the U.S. Department of the Treasury’s designations, which provide tax incentives to private investors who develop projects in low-income neighborhoods. Opportunity Zones are economic development priority areas, and CDBG funds could be used as part of a funding stack to incent private projects that grow jobs and the tax base. Other projects that provide area-wide benefits or are located in other low- and moderate-income areas outside of the NRZs and OZs, fall into the City-wide target area.



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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable and Appropriate Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	City
	<b>Associated Goals</b>	Affordable and Appropriate Rental Housing
	<b>Description</b>	Affordable and appropriate housing for single persons and families.
	<b>Basis for Relative Priority</b>	Needs designed as High are urgent needs, over and above normal city business.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Large Families Families with Children Elderly Mentally Ill veterans Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
<b>Geographic Areas Affected</b>		City

	<b>Associated Goals</b>	Affordable and Appropriate Rental Housing Affordable Homeownership Opportunities
	<b>Description</b>	High cost burden for extremely low, low-income, and moderate-income renters and owners.
	<b>Basis for Relative Priority</b>	Needs designated as high are urgent needs, over and above normal city business.
<b>3</b>	<b>Priority Need Name</b>	Support and Mental Health Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City
	<b>Associated Goals</b>	Support Services to the Homeless and Those At-Risk
	<b>Description</b>	Support and mental health services for the homeless, and homeless prevention strategies and services for at-risk individuals and families.
	<b>Basis for Relative Priority</b>	Needs designated as High are urgent needs, over and above normal City business.
<b>4</b>	<b>Priority Need Name</b>	Employment Options and Skills Training
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Other
	<b>Geographic Areas Affected</b>	City
	<b>Associated Goals</b>	Support Job Training and Employment Programs
	<b>Description</b>	Workforce development, skills training, and employment programs that lead to economic advancement for residents and meet local business needs
	<b>Basis for Relative Priority</b>	Needs designated as High are urgent needs, over and above normal City business.

5	<b>Priority Need Name</b>	Housing Property Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly veterans Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	<b>Geographic Areas Affected</b>	City
	<b>Associated Goals</b>	Affordable and Appropriate Rental Housing Affordable Homeownership Opportunities
	<b>Description</b>	Housing and property improvements
	<b>Basis for Relative Priority</b>	Needs designated as High are urgent needs, over and above normal City business.
	6	<b>Priority Need Name</b>
<b>Priority Level</b>		Low
<b>Population</b>		Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
<b>Geographic Areas Affected</b>		City
<b>Associated Goals</b>		Improve Public Facilities
<b>Description</b>		Continued operation and expansion of parks and recreational facilities, neighborhood centers, and senior centers.
<b>Basis for Relative Priority</b>		Needs designated as High are urgent needs, over and above normal City business.
7		<b>Priority Need Name</b>
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	City
	<b>Associated Goals</b>	Improve Infrastructure
	<b>Description</b>	Street and sidewalk improvements in support of neighborhood revitalization.
	<b>Basis for Relative Priority</b>	Needs designated as High are urgent needs, over and above normal City business.
<b>8</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Other
	<b>Geographic Areas Affected</b>	City
	<b>Associated Goals</b>	Continuance of Public Services
	<b>Description</b>	Public services for low income and at-risk people.
	<b>Basis for Relative Priority</b>	Needs designated as High are urgent needs, over and above normal City business.
<b>9</b>	<b>Priority Need Name</b>	Business Expansion
	<b>Priority Level</b>	Low
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	City
	<b>Associated Goals</b>	Economic Development
	<b>Description</b>	New and expended businesses to create job opportunities
	<b>Basis for Relative Priority</b>	Needs designated as High are urgent needs, over and above normal City business.

**Narrative (Optional)**

## 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)	The identified high cost burdens especially for extremely low income residents shows a need that could be helped by tenant based rental assistance using HOME funds. The City's allocation of HOME funds has been diminishing, and this type of assistance would serve only a handful of families. The City's HOME funds have a greater benefit in leveraging private investment in support of housing rehabilitation with long-term affordability requirements.
TBRA for Non-Homeless Special Needs	The City has utilized HOME funds for supportive housing for persons with HIV/AIDS. This special needs population is a smaller universe of extremely low income persons, and the City's limited HOME funds can help meet the demand for housing for this vulnerable population. The program helps New Britain residents who are living with HIV/AIDS to secure and/or maintain safe, stable, affordable housing and to prevent homelessness.
New Unit Production	New housing construction utilizing HOME funds enforces long-term unit affordability requirements which reduce high cost burdens for extremely low-income residents. HOME funds may also be used for new construction of fair market housing as part of planned transit-oriented developments.
Rehabilitation	Both CDBG and HOME funds are needed to rehabilitate the City's aging housing stock through loans and grants to homeowners such as the many low-income elderly owners, and to property owners who will be committed to long-term affordability requirements that reduce high cost burdens for renters.
Acquisition, including preservation	Both CDBG and HOME funds may be used for acquisition of properties, especially including when necessary for the City to protect its investment of HUD funding on assisted preservation housing that may be lost through foreclosure.

**Table 49 – Influence of Market Conditions**

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

### **Introduction**

The City of New Britain is a CDBG and HOME entitlement jurisdiction received \$1,717,432 in CDBG funds and \$603,397 in HOME funds for FY 2020. New Britain does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

Any program income that might be received from the repayment of any future (CDBG) grants/loans will automatically be re-programmed for grant activities in those same or similar programs from which the funds were originally provided. In addition, the city intends to apply for Section 108 funding to capitalize programming that benefits the LMI community, advances downtown revitalization, and promotes economic development to the extent possible. If additional program income funds are received that are not automatically reprogrammed, specific projects will be identified during the Action Plan process.

In addition, the city intends to apply for and secure resources to advance economic and community development. One resource available to the City is the Section 108 Loan Guarantee Program. Through this program, the city can leverage a portion of its CDBG funding to complete a host of activities including, but not limited to, loans to for-profit businesses for economic development purposes to the acquisition, construction, reconstruction, or installation of public facilities. In accordance with Section 108's maximum commitment amounts, the City will apply for up to five times its latest approved CDBG allocation for the completion of eligible activities.

**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	1,717,432	111,622	0	1,829,054	6,869,728	The City anticipates receiving \$111,622 through: the Neighborhood Preservation Program \$51,529; the Business Assistance Program \$47,970; and the Clean and Lien Program \$12,123 which will be used for various projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	603,397	235,057	0	838,454	2,413,588	The City anticipates receiving \$235,057 through: the Homeownership Program \$235,057 which will be used for various projects.

**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 encourages matching or leveraged funds with any CDBG award it makes to any non-profit requesting funding. The city typically leverages \$4 for every \$1 of HUD funding.

**Emergency Solutions Grant Program (ESG)**

In 2015, the City was notified that ESG funds were no longer allocated to the City, due to HUD's re-evaluation of data. It is possible that the City's ESG funding eligibility will be reinstated in the future, if there were to be another re-evaluation or if the Federal annual funding levels are increased. The City continues to apply to the State of Connecticut for a share of the ESG funds that HUD allocates to the State.

**Continuum of Care**

Funding for various supportive housing, transitional housing, permanent housing and shelter-plus-care programs provided to three nonprofit agencies in New Britain – the Friendship Service Center, Community Mental Health Affiliates, and the Prudence Crandall Center. The 2019 Continuum of Care funds were announced in March 2020 with \$3,434,997 going to the Balance of State of which the City of New Britain is a member.

Source: Public – Federal

**General Funds**

Tax revenues provide funding for general City services. Many of the programs including senior services, social services, and health services described in this Consolidated Plan are supported by these funds.

Source: Public-Local

**Neighborhood Preservation Program**

New Britain's Neighborhood Preservation Program uses CFHA, DOH, DECD, and HUD loan and grant programs to for housing rehabilitation projects in low income neighborhoods.

Source: Public – State and Federal

**Business Assistance Program**

Revolving loan fund used to support business expansion and growth. As loans are paid off, they can be used to support new projects.

Source: Public – Local



#### Clean and Lien

The Clean and Lien program is part of the City's anti-blight program. This program allows the city to secure and clean foreclosed, abandoned, and neglected buildings.

Source: Public-Local

#### Home Ownership Program

The program aids eligible households for the purchase of homes in New Britain. The program is intended to work in conjunction with approved community-based home ownership training. Funds are used to cover down payment assistance and closing costs. Program income is then used to reinvest in similar projects

#### Veterans Affairs Supportive Housing (HUD-VASH)

The Friendship Center receives funds under the Grant and Per Diem Program. The VA reimburses them up to \$29.31 for each of up to five beds per night that are reserved for homeless veterans.

Veterans Inc., a nonprofit from Massachusetts used funds from the U. S. Veterans Affairs awarded funds under the Capital Grant component of the VA Homeless Providers Program to develop veterans housing in New Britain. Veterans Inc. is the largest provider of services to veterans and their families in New England. The VA funds were used for building renovations that resulted in 18 units of transitional housing for chronically homeless single men. The City contributed HOME funds for this project. VA funds are being used to subsidize the rent cost.

Source: Public-Federal

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

The City recently purchased land on which it will be building new homes which will be sold to low/mod-income first-time homebuyers. This land is located at 465 South Street.

Additionally, the City recently purchased two residential structures to rehabilitate and sell to qualified homebuyers.

### **Discussion**

## 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
City of New Britain Mayor's Office	Government	Planning	Jurisdiction
City of New Britain Department of Community Development	Government	Economic Development Ownership Planning Rental	Jurisdiction
New Britain Parks & Recreation	Government	public facilities	Jurisdiction
City of New Britain Public Works Department	Government	public facilities	Jurisdiction
NEW BRITAIN HOUSING AUTHORITY	PHA	Homelessness Public Housing Rental	Jurisdiction
Friendship Services Center of New Britain	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
PRUDENCE CRANDALL CENTER, INC.	Non-profit organizations	Homelessness	Jurisdiction
Community Mental Health Affiliates	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
NEIGHBORHOOD HOUSING SERVICES OF NEW BRITAIN, INC.	CHDO	Ownership Rental	Jurisdiction

Table 51 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure through which New Britain will carry out its housing and community development plan is made up of organizations from the public, non-profit and private sectors, and involves public/private partnerships among many housing and social service organizations.

#### Federal Agencies

The Federal government, through the U.S. Department of Housing and Urban Development (HUD), provides a major funding source for housing development and rehabilitation, as well as community development activities through the direct allocation of CDBG funds to the City of New Britain.

### State Agencies

Several State agencies are involved in the development and implementation of housing and community development activities in the City. The Connecticut Housing Finance Agency (CHFA) provides financing and loans for the development of affordable housing, as well as low-interest mortgages to first-time home buyers. The State Department of Economic and Community Development and the Department of Housing also provide grants and loans for the economic development and construction, rehabilitation and improvement of affordable housing through a variety of programs. Other State agencies, such as the State Department of Children and Family Services, the State Department of Mental Health and Addiction Services, and the State Department of Health and Human Resources, together with non-profit agencies, support programs targeted specifically to the lowest income households

### Local Agencies

The City of New Britain DCD is involved with implementation of housing and community development activities and has primary responsibility for implementing the priorities and objectives outlined in the Strategic Plan. The New Britain Housing Authority is responsible for a large supply of public housing stock, the Section 8 existing rental and housing voucher assistance and Family Self-sufficiency programs. Other City agencies which play a role in implementing various community development activities and programs in New Britain include the Department of Community Services and the City Health Department. Many of the public works projects that are funded through the CDBG program, such as park improvements, street and sidewalk repairs, etc. are implemented by City departments.

### Non-Profit Organizations

Non-profit agencies play a role in the provision of affordable housing, supportive social services, and economic development activities. These organizations have constant contact with the public, which provides them with a unique understanding of the strengths and weaknesses of the City's housing and human service delivery system. These agencies include but are not limited to: New Britain Legacies Youth Program, Chrysalis Center, Inc., Rebuilding Together New Britain, Inc., New Britain Downtown District, Trinity on Main, Hospital for Special Care, CCARC, Greater New Britain Teen Pregnancy Prevention Inc., Lions Club of New Britain, Boys' and Girls' Club of New Britain, YWCA of New Britain, Community Health Center, OIC of New Britain, Human Resources Agency of New Britain, Inc.

### Private Industry

The private sector participants in the development of affordable housing include contractors, builders, developers, foundations and financial institutions, that provide construction financing, low- interest rehabilitation loans, mortgage financing and loan servicing. Many private businesses are involved in organizations which support the efforts of human service agencies and work to increase economic opportunities in New Britain.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X

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

**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)**

Counseling/Advocacy – Counseling regarding housing issues is available through the City’s Community Services Department, its Office of Human Rights and Opportunities Fair Housing Program, the Friendship Center’s intake and service staff. The Prudence Crandall Center provides comprehensive counseling for victims of domestic violence and the YWCA counsels victims of sexual assault. The HRA’s Polish Outreach Program and the Spanish Speaking Center provide advocacy for persons with limited English proficiency.

Legal Assistance – The Connecticut Legal Services Office is located accessibly in Downtown and counsels persons who are being evicted from their homes

Rental Assistance – The Friendship Service Center, Prudence Crandall Center, and other local non-profits provide Permanent Supportive Housing through long-term rental vouchers for homeless individuals and families. The City’s Community Services Department accepts and processes applications for renter’s rebates for qualified persons with disabilities. The Housing Authority administers the Section 8 voucher program, which provides rental assistance to about 800 households.

Utilities Assistance – The Human Resources Agency operates an energy assistance program for low-income households. The Friendship Service Center’s voucher programs also pay for utilities in qualifying cases.

**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**

Local service providers are coordinating their efforts to end homelessness through the Central Connecticut Coordinated Access Network (CAN). Through the CAN, service providers work together to streamline and standardize the process for individuals and families to access assistance. Coordinated Access is required by the Federal HEARTH Act, which governs most of the federal funding communities receive to address homelessness and supported by the State of Connecticut Department of Housing. Funding remains the primary challenge for the local service delivery system. Each nonprofit service provider is faced with constant budget cuts and challenging financial decisions as Federal and State funding levels ebb and flow. This is also a challenge for the City staff where many positions have been eliminated due to budget shortfalls. The loss of the HUD Emergency Solutions Grant created another funding gap for shelters and the Rapid Re-Housing Program.

Another gap is the lack of services in surrounding municipalities. As a result, many persons from surrounding towns utilize New Britain's homeless shelters and services. There is frustration from residents that the surrounding towns are not providing an adequate service delivery system for their own residents, and this has resulted in opposition to new proposals for expanded services and facilities. Despite all the services available within the City, there remain many New Britain residents who do not get the help they need. Many need to find housing or maintain their housing situation, but they do not have sufficient income. They do not yet qualify for any of the homeless services or homeless prevention services. They are told to apply for Section 8 assistance, which will take years to receive, or to find a friend or family member to live with. Some are relentless in their pleas that there must be some help available, and still they do not qualify for assistance. Some are not heard from again, and it is hoped but not known if they were able to find any solutions

**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**

Local service providers are coordinating their efforts to end homelessness through the Balance of State Continuum of Care and the Central Connecticut Coordinated Access Network (CAN). Through the CAN, service providers work together to streamline and standardize the process for individuals and families to access assistance. Coordinated Access is required by the Federal HEARTH Act, which governs most of the federal funding communities receive to address homelessness and supported by the State of Connecticut Department of Housing. Building Hope Together, New Britain's local homelessness taskforce, also works to coordinate homeless services and prevention efforts between city government, community members and service providers.

Building Hope Together, the New Britain Permanent Work Plan to End Homelessness (BHT), began in the fall of 2007 as the Mayor's Ten Year Plan to End Homelessness. It was developed through a collaborative process involving New Britain's municipal, business, civic and philanthropic leaders and its non-profit service providers under the leadership of former Mayor Tim Stewart. Now in its twelfth year, and under the leadership of Mayor Erin Stewart, the re-named Building Hope Together, met its initial goal of ending chronic homelessness in December 2016 when Governor Malloy announced that chronic homelessness had been eradicated in all the CANs in our state. This does not mean there is no more homelessness in New Britain, but rather that providers established a systematic way to identify and

rapidly re-house those who are chronically homeless. With a system in place to address the needs of the chronically homeless, the Plan's goals going forward are to rapidly re-house those who become homeless so their homeless episodes are as brief as possible and to prevent individual and families from becoming homeless in the first place.

## 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	Affordable and Appropriate Rental Housing	2020	2024	Affordable Housing	City of New Britain	Affordable and Appropriate Housing High Cost Burden Housing Property Improvements	CDBG: \$1,550,000	Rental units constructed: 15 Household Housing Unit  Rental units rehabilitated: 25 Household Housing Unit
2	Affordable Homeownership Opportunities	2020	2024	Affordable Housing	NEIGHBORHOOD REVITALIZATION ZONES City of New Britain	High Cost Burden Housing Property Improvements	CDBG: \$375,000 HOME: \$2,327,550	Homeowner Housing Added: 4 Household Housing Unit  Homeowner Housing Rehabilitated: 100 Household Housing Unit  Direct Financial Assistance to Homebuyers: 125 Households Assisted
3	Support Services to the Homeless and Those At-Risk	2020	2024	Homeless	City of New Britain	Support and Mental Health Services	CDBG: \$325,000	Public service activities other than Low/Moderate Income Housing Benefit: 820 Persons Assisted
4	Improve Public Facilities	2020	2024	Non-Housing Community Development	City of New Britain	Public Facilities	CDBG: \$1,052,000	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve Infrastructure	2020	2024	Non-Housing Community Development	City of New Britain Opportunity Zone	Public Improvements	CDBG: \$500,000	Other: 250 Other
6	Continuance of Public Services	2020	2024	Public Services	City of New Britain	Public Services	CDBG: \$983,070	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
7	Support Job Training and Employment Programs	2020	2024	Public Services	City of New Britain	Employment Options and Skills Training	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
8	Economic Development	2020	2020	Non-Housing Community Development	City of New Britain	Business Expansion	CDBG: \$100,000	Jobs created/retained: 50 Jobs

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable and Appropriate Rental Housing
	<b>Goal Description</b>	Provide affordable and appropriate rental housing opportunities by increasing the supply and availability of affordable rental housing in the city and affordable market housing in strategic locations
2	<b>Goal Name</b>	Affordable Homeownership Opportunities
	<b>Goal Description</b>	Support affordable homeownership opportunities through the rehabilitation of existing ownership housing, provision of down payment assistance and improving the availability of supportive social services to homeowners
3	<b>Goal Name</b>	Support Services to the Homeless and Those At-Risk
	<b>Goal Description</b>	Increase the level and delivery of support and mental health services to the homeless and those at-risk of becoming homeless
4	<b>Goal Name</b>	Improve Public Facilities
	<b>Goal Description</b>	Improve existing, and encourage development of, public facilities that serve community needs, including public health needs.



5	<b>Goal Name</b>	Improve Infrastructure
	<b>Goal Description</b>	Encourage the continued improvement of the City's infrastructure, particularly with regard to street and sidewalk improvements and removal of architectural barriers activities
6	<b>Goal Name</b>	Continuance of Public Services
	<b>Goal Description</b>	Continue to support public service programs that address community needs including public health needs.
7	<b>Goal Name</b>	Support Job Training and Employment Programs
	<b>Goal Description</b>	Continue to support job training and employment programs that support community and business needs
8	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Support new and expanded businesses to create job opportunities

**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)**

Annually (on average) over the Strategy Period, the City of New Britain estimates aiding 25 homebuyer units with down payment assistance; creating 8 decent and affordable rental units per program year through rehabilitation or new construction; ; creating 21 decent and affordable ownership units per program year through rehabilitation or new construction. Over the Five Year Strategy Period, this average would assist 125 first-time homebuyers; create 40 decent, safe, and affordable rental units; and create 104 decent, safe, and affordable ownership units. All of these units will be reserved for extremely low-income, low-income, and moderate income families in accordance with HUD and HOME Fair Market Rents.

## **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 NBHA does not have a 504 Voluntary Compliance Agreement with HUD. Once it meets the required standard in terms of the number of units, it will sign a 504 Agreement. Accessible units in the NBHA's housing are: Oval Grove, 8 units; Knapp Village, 4 units; Ribicoff, 6 units; Graham, 4 units; and D' Amato, 6 units. There are also 21 visual and hearing-impaired units. The Jefferson, a private project secured through project-based vouchers administered by NBHA, added 70 accessible units to the City's stock in 2014. When possible, Capital Improvement funds are used for conversion of units to accessible standards. The Housing Authority is focused on maintaining its existing accessible units in a state of good repair and continues to explore opportunities to partner with private entities to build new units (similar to The Jefferson). In addition, NBHA will assess accessible unit needs as part of future comprehensive rehabilitation or redevelopment projects and will expand the number of units as necessary. Funding availability remains a key obstacle to growing the number of accessible units.

Rebuilding Together of New Britain utilizes CDBG funds to complete building code and accessibility improvements in residential units throughout the city. This program receives annual funding to support its "Christmas in April" community volunteer day, as well as annual operations, which improve up to 25 households per year.

### **Activities to Increase Resident Involvements**

Resident associations will continue to be organized at each of the New Britain public housing developments. A resident Advisory Board, comprised of tenants from each housing site, is actively involved with developing and approving the Housing Authority's Annual and Five-Year Plan required by HUD. The NBHA has initiated a consultation process with residents and other stakeholders concerning the planned redevelopment project for disposition and demolition of the Bond Street elderly/disabled units and one building from the Mt. Pleasant family housing development. The NBHA enforces a Community Service Policy that requires residents to perform eight hours of community service a month. Through community service, the NBHA hopes that its residents will be able to improve not only their lives, but also improve the surrounding community in the process.

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

No

### **Plan to remove the 'troubled' designation**

N/A

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

### **Barriers to Affordable Housing**

The City updated its Analysis of Impediments was completed in May 2020. While several impediments exist, they generally are not tied to public policies but rather market conditions. Within the City of New Britain there are barriers to affordable housing, which include not only the cost and availability of land but also cost incurred in order to bring a structure up to current health and safety standards and codes. Requirements of the City at times can also limit the incentives to develop, maintain, or improve affordable housing. Specifically building codes, fees, charges and other policies can affect the return on residential investment which in turn is passed on in the form of rent increases to tenants.

Another barrier to the purchasing and developing of affordable housing is the lack of local banking system that can assist in the redeveloping of community neighborhoods. With today's continuing mergers and acquisitions of national banks, community banking is limited and tends to slow community investment. In addition, individuals may have difficulty accessing credit from a non-local financial institution. According to the *Greater Hartford Community Wellbeing Index*, 17% of New Britain adults lack access to a bank account.

New Britain lacks vacant land for new development and most neighborhoods are highly concentrated. In recent years affordable housing production has been through redevelopment, rehabilitation, or reuse of existing structures located throughout the City. Homeownership assistance has also been established, however mostly utilized for the purchase of existing homes and new construction of units is limited. One of the most difficult barriers to creating and improving affordable housing is due to the nature of the housing stock and costs involved with rehabilitation. The older stock found throughout the city causes great financial difficulties for rehabilitation. Bringing these structures up to State and Local code, in many cases, does not facilitate a financially feasible project. Many potential affordable housing improvements and creation is lost due to this high cost of compliance. New strategies of financing and assistance to current owners and developers should be investigated to attempt to overcome the financial challenges faced with rehabilitation to the older housing stock within the City.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City's strategy to increase the number of affordable housing units includes the rehabilitation of units, construction of new units, and provision of financial assistance to make existing housing attainable to low-income families. The programs operated by the Department of Community Development (DCD) and nonprofit housing agencies with HUD funding were conditioned upon the fact that the housing produced or renovated must be affordable. It is essential that these housing programs be continued as they are so fundamental to the basic HUD goal of affordable housing. Programs include the City's Housing Rehabilitation Program and the Home Owner Program which connects participants with homeowner education and financial literacy prior to offering qualifying residents down payment assistance. Bringing the City's old housing stock up to State and Local code, while adhering to the Federal requirements, often costs much more than the buildings will be worth after renovations. Many potential affordable housing improvements projects are not feasible because of this high cost of compliance. For these buildings, the leveraging of CDBG and HOME funds along with other grants and loans will be essential to lessen the financial barrier and increase affordable housing.

Regional Planning for Affordable Housing- The City recognizes that affordable housing is a regional issue influenced by the development patterns and economics at a regional scale. The City advocated for an approach and strategy that transcended municipal boundaries through the Capitol Region Council of Governments, of which New Britain was a member.

Incentive Housing Zones - In accordance with the State of Connecticut's Housing for Economic Growth program, established under Public Act 07-04, the City has studied the appropriate location and objectives for Incentive Housing Zones (IHZs) as a part of its comprehensive planning process and adopted two zones in the East Main Street and East Street corridors. The Housing for Economic Growth program was designed to help municipalities identify appropriate locations for residential and/or mixed-use development that includes some affordable housing units, in accordance with smart growth principles, and offer incentives for such development.

The City is participating in the IHZ program to develop affordable housing consistent with transit-oriented development principles in areas of the City adjacent to the East Street and East Main Street CTfastrak stations. While at least 20% of the housing developed in an IHZ area will be designated affordable for households earning less than 80% of median family income, the City's intent is to concentrate on developing housing that meets the economic and locational needs of middle-income workers, such as access to transportation and employment. CTfastrak connects New Britain residents to significant regional employment centers. The IHZ is one of the areas where CDBG and HOME funds could be invested to increase the number of affordable units.

Publicly Owned Lands - As a built-out community, New Britain has limited vacant land available to support new housing. The City continues to leverage publicly owned lands to help meet the community's affordable housing needs. The City negotiated the transfer of the former Police Department property on Columbus Boulevard to a private developer for new construction of affordable and market housing with commercial space. Redeveloping properties that the City acquires through foreclosure processes can also help the City grow its affordable stock, in partnership with partner agencies. Finally, the City is proactively addressing environmental concerns at several publicly owned brownfield properties, which, once cleaned, may be able to support additional affordable housing units.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The Friendship Service Center is a grantee in the PATH Program - Projects for Assistance to Transition from Homelessness. It receives funds through the State from the U.S. Substance Abuse and Mental Health Services Administration. These funds pay for staff who are trained by the Program to provide outreach and engagement to meet homeless people where they are-geographically, philosophically, and emotionally-in order to reduce barriers to care and link people with appropriate housing and services. PATH acknowledges that access to affordable housing is essential to prevent and end homelessness and locating housing resources is a daunting task, especially with the stereotypes and generalizations that result in discrimination against people experiencing homelessness and mental illness. It provides information, resources and tools to help providers obtain housing for the people with whom they work. It provides technical assistance and training in other areas of food and nutrition, health assessment, income and Medicare, and veteran issues. The PATH Program staff can serve persons who are homeless or live in a shelter and who have severe mental illness and/or co-occurring disorder. While a majority of the persons taking refuge in the cold weather shelter meet these criteria, others who do not are also in need of assessment and case management services.

The City is a part of a Coordinated Access Network (CAN) that covers the region including Berlin, Bristol, Plainville, Southington, and New Britain. The CAN convened, as it was required by HUD regulation and the State of Connecticut's implementation, to develop a plan to coordinate services and resources on a regional basis. According to the CAN Plan, any individuals or families with housing needs should be instructed to call the State's 211 help line. When deemed appropriate based on the initially assessed need of the caller, 211 will make a referral to a CAN agency, which will make an appointment for an in-depth assessment and/or case management services. However, if the call is for immediate shelter, 211 will provide instructions on how to find an emergency shelter for the night. The CAN's preference would be to safely house individuals and families, in the interim, in a hotel; but no funding is available for this expense. The CAN also identified a need for additional funding for transportation expenses, additional shelter beds and for additional staff to effectively manage the persons on the waitlist for shelter. The City's objective is to advocate for funding for the continuation of the PATH Program and for staff within the CAN agencies to expand programs of outreach and assessment targeted for homeless families, individuals and persons with special needs, and especially the unsheltered homeless.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City has seen a substantial drop in the number of chronically homeless individuals since 2014. Nevertheless, homelessness remains a prevalent issue in the City. Many homeless individuals have mental health issues, substance abuse issues, or are fleeing domestic violence. Others are newly homeless, perhaps facing a temporary hardship. But clearly, the typical homeless person has needs which surpass those relating to shelter; and as a result, many homeless of New Britain have special needs. The subpopulations of the homeless within the City warrant a more careful look when determining their needs.

The costs of operating emergency shelter facilities and the accompanying services required for the subpopulations is increasing with inflation and the greater numbers in need of shelter and services. The emergency shelters in the City-the Friendship Service Center, the Salvation Army, and Prudence Crandall Center- do not receive any direct funding from HUD. The City has in the past provided funds to the shelters from the HUD Emergency Solutions Grant. As of 2015, the City no longer receives an allocation of HUD ESG funds to support the shelter operations. When it was agreed that there needed to be an overflow cold weather shelter, the City provided HUD Community Development Block Grant funds to pay for the staffing costs, but this grant is being decreased every year.

While HUD has shifted emphasis away from emergency and transitional shelters in support of direct permanent supportive housing for all in need, it has been found that when transitional housing, where people may stay for up to two years, is accompanied by supportive social services and programs, assistance may be brought to families and special needs populations who have become entrapped in the cycle of homelessness. Existing support services offered by these transitional facilities should be continued and expanded wherever possible to accommodate homeless families and special needs populations. Such support services may include counseling, referral services, case management services, financial counseling, educational instruction, job skills development, etc.

The City's continues to advocate for the reinstatement of HUD ESG funds. The City will also work through the Mayor's Building Hope Together Task Force to find and equip an appropriate space to function as overflow cold weather shelter that will provide suitable accommodations for the homeless during the winter months in a facility that can be used for other services during the rest of the year. The City will continue to support non-profit agencies in providing transitional housing and companion support services to assist homeless families and persons with special needs to break the cycle of homelessness.

**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.**

Historically, the City had been allocating HUD Emergency Solutions Grant and Federal Homeless Prevention and Rapid Rehousing (HPRR) funds for a Rapid Re-Housing. The funds were used to pay for rent in private housing. The City has lost federal funding for the ESG program in 2015. Similarly, federal Homeless Prevention and Rapid-Rehousing program funds were fully expended in 2011 and have not been renewed. The City's new homeless prevention program, now funded through the Community Foundation, helped 20 residents remain in their homes in 2019.

In order to successfully break the cycle of homelessness, it is important to provide a smooth transition from emergency shelters and transitional housing to permanent housing. This transition can be made easier for homeless populations through the provision of permanent supportive housing. The City will make an effort to support those entities that provide permanent supportive housing for homeless families, and will support expansion of the supply of permanent supportive housing wherever feasible. In addition, the City will support the development of permanent affordable housing for use by homeless families and individuals who are able to make the transition to permanent housing.

The special needs populations in the City, including persons with HIV/AIDS, severe mental illness, and dual diagnosis are served by existing programs, but those with special needs are likely to require some form of permanent supportive housing. Since these special needs populations are at a greater risk of becoming homeless, existing programs and services designed to assist these populations require City support. These services 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. Therefore, wherever feasible, the City will assist local service providers in expanding their existing programming designed to provide permanent supportive housing and/or permanent housing for these individuals.

The City recently supported a supportive housing project for homeless Veterans, and a portion of those units will also be committed to the chronically homeless Veteran population. HUD funds are dispersed through the Balance of State Continuum of Care (BOSCoC) for Permanent Supportive Housing. The majority of the funds are given to the Friendship Service Center, the Community Mental Health Agency, and Prudence Crandall, to pay for the renewal of rental vouchers for persons under various supportive housing programs.

**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 Balance of State Continuum of Care (BOSCoC) in which all New Britain homeless agencies belong, coordinates with State agencies and departments to ensure that people being exited from institutions are not discharged into homelessness. It works with the Reaching Home Runaway & Homeless Youth Workgroup and the State Interagency Council on Housing and reviews the Department of Children and Families' policies on Foster Care discharge. It works with the State Interagency Council on Housing and the State Department of Public Health to continue coordinating discharge planning from health care settings. It coordinates with the State Department of Mental Health and Addiction Services on discharge planning for mental health institutions. The BOSCoC has a policy that all member homeless providers must be trained on the State mandated policies, and they must not accept people from other systems of care unless all other options have been exhausted and there is no alternative other than the streets. The City will support the continued efforts in expanding and coordinating services that ensure that clients remain successfully housed and provided with the appropriate and necessary services to keep them moving along the homelessness to permanent housing continuum. Many of the public service programs that are funded by the CDBG Program will aid in the prevention of homelessness by providing essential services to persons and families who are marginally subsisting.

The Mayor's Building Hope Together Task Force brings together many agencies that provide housing, health, social services, employment, education, and youth services to especially low-income people. As each service agency provides their particular service, they are know that other problems in their clients' lives could bring on homelessness. Their involvement with the Task Force allows them to become linked with other community resources and services, but also gives them the opportunity and the responsibility to participate in collaborative planning and strategizing to ensure that the City and its agencies are taking every step possible to curtail the greatest problem of homelessness.

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

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

The addition of the Connecticut Children's Healthy Homes Program (CCHHP) as a collaborative partner has expanded the city's existing lead hazard remediation programs effectiveness. CCHHP will assist New Britain property owners to finance the removal of lead-based hazards through providing inspections, scopes of work, bidding, selection of contractors, on site monitoring of abatement activities, and clearance testing and letter of compliance. Additionally, CCHHP has updated their mission from solely addressing lead-based hazards to integrating Healthy Homes methods with all lead-based hazard remediation projects. Healthy Homes methods as a major piece of any lead hazard remediation project will provide needed resources and specific hazard reduction knowledge in the upkeep and repair of housing located in the Neighborhood Revitalization Zones.

In 2016, the City received a \$3.4 million Lead Based Paint Hazard Reduction Demonstration Grant. These funds are used to help the City communities mitigate multiple health hazards in high risk housing simultaneously, in conjunction with their lead hazard control activities.

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

The inclusion of children with blood lead levels of 5ug/dl as a level of concern identified by the Centers for Disease Control and Prevention is driving early intervention for at risk children in NRZ's which consist of many low income families who reside in older homes. The strategy needed to respond to the increased pool of at risk children will require all collaborative partners to stretch their manpower, time, and economic resources in the effort to effectively respond to these new blood lead concentration guidelines. The City of New Britain Health Department utilizes both sanitarians and public health nurses to make contact with the families with children under the age of six who have had a blood lead test resulting in concentrations of at least 5ug/dl. Testing is also offered at City schools and day care centers. While this blood lead concentration is not considered poisoning under the State of Connecticut Public Health Code, it requires that a formal response be made to ensure the management and reduction of childhood blood lead. This intervention involves tracking the child's blood lead levels and follow up screenings and disseminating educational material. If a home visit by a sanitarian is warranted to examine the condition of a housing unit remediation of poor housing conditions can be ordered prior to triggering a whole building abatement thereby reducing the cost to property owners. The expansion of CCHHP's role in inspecting additional target housing units with children under six will trigger statutory response ordering property owners to abate surfaces with toxic levels of lead based paint in poor condition and on friction and impact surfaces. The additional units which will be abated and deemed as lead safe will greatly improve the overall health outcomes for the children which reside in these target housing units.

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

The City of New Britain has determined that a number of housing units currently occupied by low, very low and extremely low-income residents may contain lead-based paint hazards especially within the City's rental stock of older poorly maintained properties.



The City is an active partner with Connecticut Children's Healthy Homes Program whose commitment is to protect children from lead poisoning and making homes in CT green, safe and healthy. CCHHP coordinates the City of New Britain's Neighborhood Preservation Program. The goal is to maximize benefits to the children and their families and to improve the housing stock in the City of New Britain. New Britain's Health Department and Department of Municipal Development identifies properties and property owners that are potentially eligible for CCHHP program. These programs will provide incentives to property owners to remove lead hazards, improve weatherization, and address health, safe and building code issues at the property.

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

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

The purpose of an anti-poverty strategy is to highlight those programs, goals and policies which are specifically focused upon addressing the causes and problems associated with poverty and the ways in which these efforts might be better coordinated with other public and private agencies to ultimately reduce the number of households within the City that fall below the poverty line.

For decades, the discussion has been that the timing was bad, when the migration of persons from Puerto Rico came to New Britain for jobs, while at just that time the jobs were being migrated out of state and to other countries. The plentiful manufacturing jobs that had been waiting before for other waves of immigrants have been gone now for decades. Immigrants still arriving from Poland do not have a job guaranteed, as was the case for years before.

As of 2017, the number of people estimated to be living in poverty in New Britain was 15,973, 22.7% of the total resident population. In 2015, the threshold was up to \$11,770 for a single person, up to \$24,250 for a family of four, and up to \$40,890 for a family of eight. As of 2019, the threshold is up to \$13,330 for a single person, up to \$26,370 for a family of four, and up to \$47,069 for a family of eight. Some of these 15,973 people, many of them, are children, or they are elderly or disabled and not counted in the labor force. The majority are White and/or Hispanic. Of the 3,883 poverty level people in the labor force, most of them are employed. There were over 2,840 employed people reported as below poverty. The jobs may be only part-time, but even a full-time job at minimum wage may be a cause of poverty. The leaders of the City realize this, and in 2014, they voted to raise the minimum wage for City workers.

The City has used HUD funds for a variety of programs to improve the economic position of New Britain families, including:

- After School Programs - at the Boys' and Girls' Club, the YWCA, Police Athletic League, and at the Parks & Rec school sites, enable parents of school children to maintain full-time employment.
- Greater New Britain Teen Pregnancy Prevention - focuses on the lives of multi-generational families to break the cycle of welfare reliance. Programs include readiness training and financial literacy.
- Workforce Development programs – at OIC of New Britain, New Britain Roots, ParaDYM, offering workforce training and employment programs for youth and young adults.

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

The lack of adequate income is best confronted by improving the economic health of the City through aggressive economic development actions. The City continues to revitalize Downtown by investing in infrastructure, building additional housing, attracting businesses that will hire more workers. The City continues to promote the benefits of the *CTfastrak* by proactively planning for transit-oriented development in the neighborhoods surrounding the busway stations. The City will continue working with Capital Workforce Partners and the manufacturing base and health facilities to develop effective training programs to match the employers' requirements, and also to increase the supply of contractors

who can qualify for Section 3 employment opportunities. In the immediate future, the City is leveraging federal Opportunity Zone legislation to develop an Energy & Innovation Park on the former Stanley Works site. When completed, the \$1 billion facility is expected to bring 2,500 jobs to New Britain.

## **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**

Agreements with City Departments and Subrecipient Contracts with non-profit agencies contain requirements for project management and compliance with HUD and OMB laws and regulations. The Department of Community Development (DCD) monitors subrecipients through review of budgets, audits, requests for payments, Quarterly Financial Reports and Quarterly Program Benefit Reports and performs periodic on-site monitoring reviews. The DCD enforces long-term requirements such as affordability of units through deed restriction. DMD staff also perform construction inspection and contract compliance functions.

All activities submitted for funding consideration are reviewed for consistency with HUD requirements and the City's goals and objectives set forth in its Consolidated Plan. Once the activities are funded, if they are not meeting their goals and objectives, actions are taken to remedy the causes or the funds are reprogrammed to other eligible activities.

The priorities set forth in the five-year Consolidated Plan guide the selection and ranking of activities identified in the Annual Plan. Performance in meeting the goals is evaluated during preparation of the Annual Consolidated Plans and the Consolidated Annual Performance Reports. When accomplishments are higher or lower than the annualized goals, the five-year goals are adjusted, or the activities are examined to identify problems and determine ways to improve performance.