

# The City of New Britain, CT

HOME-American Rescue Plan  
Allocation Plan



Department of Planning & Development  
27 West Main Street  
New Britain, Connecticut 06051

## Table of Contents

<b>INTRODUCTION .....</b>	<b>3</b>
<b>CONSULTATION .....</b>	<b>4</b>
<b>PUBLIC PARTICIPATION .....</b>	<b>9</b>
<b>NEEDS ASSESSMENT AND GAPS ANALYSIS .....</b>	<b>10</b>
<b>HOME-ARP ACTIVITIES .....</b>	<b>19</b>
<b>HOME-ARP PRODUCTION HOUSING GOALS .....</b>	<b>20</b>
<b>PREFERENCES.....</b>	<b>22</b>
<b>HOME-ARP REFINANCING GUIDELINES .....</b>	<b>22</b>
<b>SUPPORTING DOCUMENTS.....</b>	<b>23</b>

# HOME-ARP Allocation Plan

**Participating Jurisdiction:** City of New Britain, CT

**Date:** 2/3/2023

## Introduction

In September 2021, the U.S. Department of Housing and Urban Development announced the allocation of \$2,221,432 to the City of New Britain, CT for a new grant called the HOME Investment Partnerships Grant American Rescue Plan (HOME-ARP). The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing development, administration and planning, and nonprofit operating and capacity building assistance.

HOME-ARP funds must assist people in HOME-ARP "qualifying populations", which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

To receive funding, the City must develop a HOME-ARP Allocation Plan which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. This plan will be submitted and approved by HUD. The development of the HOME-ARP Allocation Plan must also be informed through stakeholder consultation and public engagement. The following is the City's HOME-ARP Allocation Plan.

## Consultation

### *Summarize the consultation process:*

City of New Britain's consultation process was made up of two key components. The first component was developing and disseminating an online stakeholder survey in order to capture broad assessments of the community needs and areas for ARP allocation. The online survey was open from December 8, 2022, through January 31, 2023. The survey included seven ARP program-specific questions and one open ended comment for community needs assessment. The survey received 10 respondents, including those representing homeless services providers, the Continuum of Care (CoC), Central Coordinated Access Network, Fair Housing agencies, the housing authority, domestic violence advocacy groups, and others.

The second component was a virtual consultation meeting with key stakeholders and the City's Community Development staff that discussed program parameters, community needs, and helped identify areas that data does not fully address as a means to develop priorities needs. Key stakeholders included representatives of the CoC, affordable housing developers, social service organizations, homeless services providers, affordable housing associations, and other nonprofit organizations. Participants during the meeting: Central Coordinated Access Network/Journey Home (CoC), Prudence Crandall Center (service provider for domestic violence), Housing Enterprises (Affordable Housing Developer), Neighborhood Housing Greater New Britain (Affordable Housing/Fair Housing), Friendship Service Center, (homeless service provider), Supportive Service for Veteran Families (Veteran Group), Youth and Families Community Health Program (homeless service provider/child advocacy), and the City (Community Development, Homeless Prevention and Housing Coordinator, Youth & Services).

The feedback during this meeting covered several themes including identifying the community needs of QPs, to include immediate shelter, permanent, affordable housing, supportive services, and rental assistance. There is a lack of affordable housing options and limited subsidized housing. The affordability challenges for extremely low-income households/at-risk of homelessness was also highlighted. Supportive services that should be prioritized include case management, outreach services, housing counseling, prevention, mental health services. Another key concept discussed was the need to engage with owners and landlords for tenant/landlord mediation, as well as the benefits of an outreach program to educate and encourage more landlords to accept subsidized rental assistance for at-risk and recovering households and families.

*List the organizations consulted, and summarize the feedback received from these entities.*

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
<b>CT Department of Housing</b>	CoC Lead, Fair Housing	Stakeholder Meeting, Survey	There are many people unsheltered in New Britain and not enough shelter beds. Part of the problem is also the lack of flow out of shelters due to the lack of resources and affordable housing. Many people would benefit from a SRO type housing model to get people off the streets quickly and into permanent housing. City would benefit from NCS: Very high unsheltered numbers. Perhaps have a mixed model of shelter and permanent SRO units in the same building.
<b>Chrysalis Center Inc</b>	Fair Housing, CoC Member	Survey	Gaps include the need for safe affordable quality units, more access to Case Management services to the literal homeless. Developing more housing is best use of funds. The largest challenge as an organization in recent years is staff recruitment and retention. Our population's challenges as I see them is overcoming generational poverty and discrimination along with widespread trauma over generations.
<b>New Britain Housing Authority</b>	Housing Authority	Survey	There is a need for transitional and emergency housing for those who are on the waiting list for more permanent housing solutions. Rehabilitation of rental housing should be a high priority. There is a high need for assistance with security deposits and rent payment assistance. High need for case management and outpatient health services.
<b>CCARC</b>	Organization Serving People with Disabilities	Survey	Gaps: Independent housing for people with disabilities as we look to expand the continuum of housing options and move away from congregate housing. Additionally, in-home support services is critical to successful transition to more independent living. We're working on "cluster Living" - finding independent living options with support services in the city and need to partner with area developers. We need startup funds to provide support services and "safety net" remote monitoring services. Another area of need is employment services for the people

			we serve. Finally, the population we serve is more medically and behaviorally challenged, training staff is a huge issue, as well as attracting and retraining staff.
<b>City of New Britain, Community Services</b>	Coordinated Access Network, CoC	Stakeholder Meeting, Survey	There are not enough shelter beds and transitional housing opportunities. Additional shelter spaces are needed. Non-congregate would allow clients to have more integrity as they go through this point in their life. Too few emergency shelter beds, rental units are unaffordable. Encourage apartment sharing. More housing location assistance. Case Management is highly needed. Everyday people come to our office looking for shelter, help with their rent and finding apartments they can afford on very low or fixed incomes. Many also need case management services as they try to navigate very confusing systems.
<b>Coram Deo Recovery</b>	Domestic Violence Service Provider, Homeless Service Provider, Organization Serving People with Disabilities	Survey	There are two major gaps I see: One is the discrimination that is levied against those with substance use issues to live in supportive congregate housing. The second is longer terms shelter services. In addition, if we want people to have independent housing we need to take care of our property owners by paying deposits and repairs without hassle so they are willing to rent to those who receive this funding. Also, it does no good to create affordable rental housing if we do not make it safe for residents to live there and raise their family. Non-congregate shelter offers more dignity and would make it easier for someone to stay longer. A longer stay would create stability and supports that continue after discharge. It is hard to affect permanent change in someone's life in 30-60-90 days. Biggest hurdle we face is that all supportive housing is independent and leaves no room for someone to choose to live in a Recovery Home that provides much needed support - particularly in the first year of recovery. While I do NOT believe someone should have to remain sober to receive an independent housing voucher; I do believe they should be able to utilize that voucher in the way that suits them best, not being forced to move from an environment that supports their sobriety when they are most vulnerable.

			Basically, DMHAS and HUD need to work together.
<b>Prudence Crandall Center</b>	Domestic Violence Service Provider	Stakeholder Meeting, Survey	Gaps: the need for safe, emergency shelter for victims of domestic violence continues to be more than we can keep up with; we continue to use overflow space and hotels to be sure all are safe. These are unbudgeted costs not fully covered in this fiscal year. Likewise, homeless shelters are also experiencing a crunch. A key factor that extends the length of a shelter stay for our clients is the lack of available, affordable housing and funds for security deposit and moving costs. Survivors of domestic violence and their children face many challenges when they make the courageous decision to leave an abusive relationship. As we support their efforts to live without violence, we encounter several challenges: 1) the need for funding for additional shelter staff to ensure we keep pace with the demand, provide quality services to all, and attract and retain highly skilled staff; 2) funds to keep pace with hotel & food costs; 3) additional substance abuse treatment options - especially for victims with children, and longer-term therapeutic counseling services; 4) helping people move forward more quickly to self-sufficiency via more affordable housing options/rental assistance & job training that leads to work at a livable wage; 5) childcare that is affordable and available for infants and during evening hours.
<b>Human Resources Agency of New Britain, Inc.</b>	Community Action Agency	Survey	Biggest gaps include: The availability of affordable rental units within the city is very small. Many landlords are charging much larger rates than ever before due to rising costs and other economic impacts related to the COVID-19 pandemic. Top priority should be Development of Affordable Rental Housing.
<b>Friendship Service Center, Inc</b>	Homeless Service Provider, Organization Serving People with Disabilities, Domestic Violence Service Provider, CoC Member	Stakeholder Meeting, Survey	There aren't enough shelter beds as it is for the # of unsheltered folks in our community, and housing inventory is such that constituents are being faced with evictions due to inability to maintain rent. It's an economics issue that needs managing and otherwise we will see homelessness increase, particularly after COVID eviction moratoriums are removed. NCS development could be

			<p>useful. There is a need for more shelter but part of the benefit of non-congregate is that it's designed to keep people moving on. We are wildly underfunded by the State and could increase our shelter capacity if we were compensated more. Providers being asked to do more with less is unrealistic and not something I will put on my agency.</p> <p>Renovating our building is a huge priority for me and would allow for more smaller rooms and increased capacity, but I can't get buy in from DOH because they are trying to rebid our entire homelessness system. Happy to talk more about this as there is a need for services, but also a need for adequate funding.</p>
<b>Housing Enterprises, Inc.</b>	Affordable Housing Developer and Fair Housing advocate	Stakeholder Meeting, Survey	<p>All aspects of the eligible uses are in high demand, hard to choose between. Affordable housing is top priority, but TBRA and supportive services are highly needed, especially, mental health services, case management, and landlord/tenant liaison.</p>

***Summarize feedback received and results of upfront consultation with these entities:***

Stakeholders ranked the need for affordable rental housing development as the number one need among the eligible activities. TBRA and McKinney-Vento Supportive Services (outreach, shelter, transitional housing, supportive services, short-term rent subsidies, etc.) were ranked as the second and third priorities. Comments and insights noted the lack of affordable housing as inadequate to meet the city's needs, especially the QPs. McKinney-Vento Supportive Services and homeless prevention services are also top priorities for the City.



## **Public Participation**

***Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:***

- ***Date(s) of public notice 2/08/2023***
- ***Public comment period: start date - 2/8/2023 end date - 2/23/2023***
- ***Public hearing: 2/23/2023***

New Britain held one public hearing to discuss the development of the HOME-ARP Allocation Plan, which incorporated information and discussion of community needs and eligible activities related to HOME-ARP, along with an opportunity for the public to provide comments on the proposed budget and activities. A list of eligible HOME-ARP activities and the City's proposed HOME-ARP budget was also presented. The draft Allocation Plan was also posted on the City's website for public viewing and comment.

***Describe any efforts to broaden public participation:***

The public notice, draft HOME-ARP allocation plan, and presentations were posted on the City's website.

***Summarize the comments and recommendations received through the public participation process:***

The City of New Britain received no written comments during the public comment period. No public comments or recommendations were made at the February 23, 2023 Public Hearing.

***Summarize any comments or recommendations not accepted and state the reasons why:***

The City of New Britain received no written comments during the public comment period. No public comments or recommendations were made at the February 23, 2023 Public Hearing.

## Needs Assessment and Gaps Analysis

*Describe the size and demographic composition of qualifying populations within the PJ's boundaries:*

### **Homeless as defined in 24 CFR 91.5**

The CoC releases an annual Point-in-Time (PIT) Count that includes valuable data for addressing the needs of residents who are experiencing homelessness. The 2020 New Britain PIT count data was used to capture the most recent and relevant homeless population data due to alterations in methodology during the 2021 count to mitigate the effects of the COVID-19 pandemic. New Britain is a member of the Connecticut Balance of State CoC, but the CoC reports PIT and HIC data at the city level of New Britain.

According to the 2020 PIT Count, white residents are the largest demographic of people experiencing homelessness. Nearly 69% of people experiencing homelessness are White/Caucasian, 24% Black or African American, and the remaining 7% are multi-racial. Thirty percent of the homeless population identifies ethnically as Hispanic/ Latino. About 70% are over the age of 24, 8% are ages 18-24 and 28% are under the age of 18. All children belong to households with other adults. There are no child only households. Only 1 adult is chronically homeless. 21 homeless individuals are Veterans.

### **Homeless Needs Inventory and Gap Analysis Table**

	Homeless											
	Current Inventory				Homeless Population						Gap Analysis	
	Family		Adults Only	Adults Only	Persons in Families (at least 1 child)	Persons in Adult HH (w/o child)	Persons in Youth Only HH*	Vets	Victims of DV	Family	Adults Only	Youth Only*
	# of Beds	# of Units	# of Beds	# of Units						# of Beds	# of Beds	# of Beds
Emergency Shelter	30	-	30	30								
Transitional Housing	16	-	35	35								
Sheltered Homeless					56*	58	0	20	31			
Unsheltered Homeless					0	17	0	1	0			
<b>Current Gap</b>										-10	-10	Lack Data

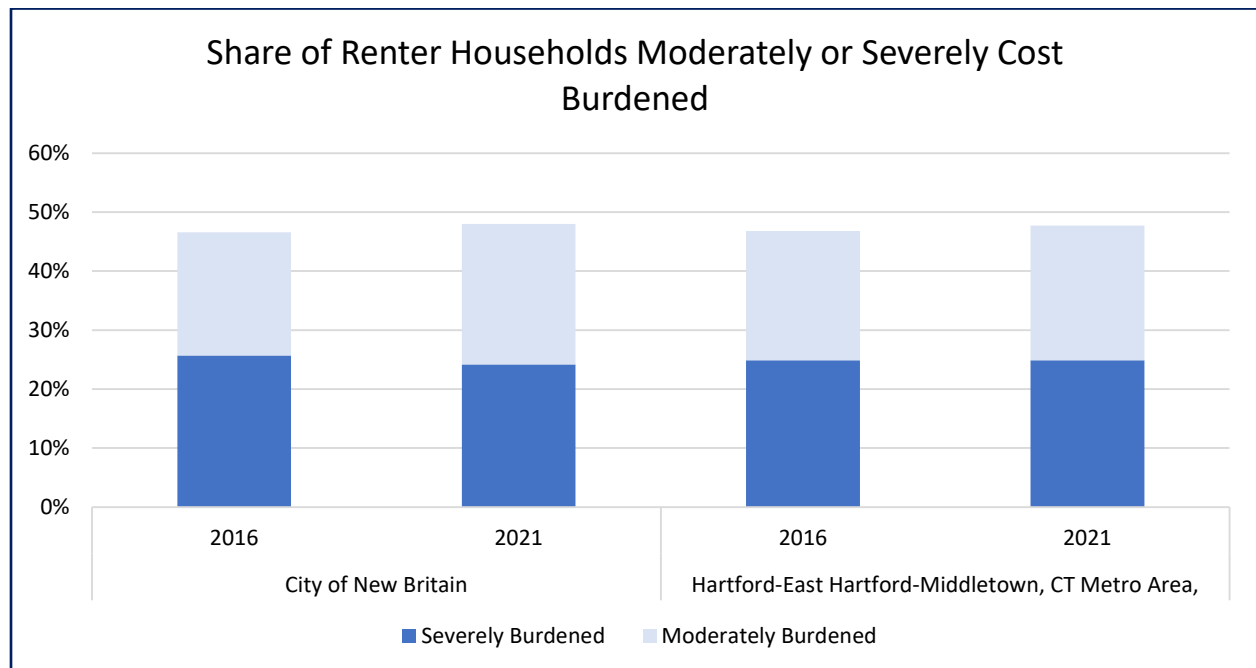
\*46 beds were reported in the HIC, but 56 beds were occupied on the night of the Count, including overflow.

**Data Sources:** 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

### Populations At-risk of Homelessness as defined in 24 CFR 91.5

HUD defines those at risk of homelessness as individuals and families who have an income at or below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability. Using HUD's 2015-2019 CHAS data, the City has 7,410 households with incomes at or below 30% AMI, (26% of all city households). Eighty-four percent of these households are renter households (Note, as of 2021, 58.8% of households in New Britain were renters, higher than the renter percentage in Connecticut (33.8%) and higher than the renter percentage in the U.S. (35.4%)). Households at-risk of homelessness include an estimated 5,435 households who are severely cost burdened, paying over 50% of their income toward housing and 5,779 who are cost burdened (above 30%, less than 50%). Of the severely cost burdened, 3,490 are renting households with extremely low-incomes ( $\leq 30\%$ ) and considered at greatest risk of housing instability. An estimated 7,495 LMI ( $\leq 80\%$  AMI) renters are cost burdened at the 30% mark, equaling approximately 27% of total households in the City.

Additionally, according to ACS data, 52% (4,188 households) of cost burdened renters earned less than \$20,000 between 2016-2020, while only approximately 1,861 rental units offer a gross rent price within the needed range to prevent being cost burden. In other words, there is a lack of about 2,327 affordable rental units for households making under \$20,000 a year. It is also noted that New Britain's share of population with one or more disabilities was 14.4%, higher than the share for the state of Connecticut (11.4%) and higher than the United States as a whole (12.6%). Persons with disabilities can often be at-risk of homelessness as they have certain unique needs and may be on a fixed, low income.



Source: ACS 2016-2021

**Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice**

The Connecticut Department of Emergency Services and Public Protection reported that 15,500 family violence arrest incidents were reported in 2020. A total of 15,324 individuals were identified as victims. A closer look at the victim total shows that 10,289 victims were female (67.1%) and 5,035 were male (32.9%). According to the National Coalition Against Domestic Violence 37.7% of Connecticut women and 33.9% of Connecticut men experience intimate partner physical violence, intimate partner sexual violence and/or intimate partner stalking in their lifetimes. The Connecticut Coalition Against Domestic Violence reported that in 2021, 38,989 domestic violence victims and their families received services from victim service providers across the state. The 2020 PIT Count reported that 31 homeless persons in the City were DV survivors.

In 2020, 47 cases of human trafficking were reported to the Human Trafficking Hotline in Connecticut. The Department of Children and Families (DCF) Human Anti-trafficking Response Team (HART) reported that 210 victims of Human Trafficking received services across the state in 2018. Over 87% of the victims served were female. Forty-six percent of the victims were Hispanic, 26% were Caucasian, 19% were African American, and 9% were multi-racial. Race and ethnicity were combined in this report.

**Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice**

There is a large overlap between those at-risk of homelessness (above data) and households in need of assistance to prevent homelessness or at greatest risk of housing instability. Lack of affordability is the primary issue highlighted in data and consultation. According to CHAS, of the severely cost burdened, 3,490 are renting households who are also in the extremely low-income range ( $\leq 30\%$ ) and considered at greatest risk of housing instability.

While we don't have data that matches the exact definition of QP #4, we can glean general demographics and need from looking at the City's poverty levels. Poverty is often a direct correlation as it relates to households requiring housing assistance to prevent homelessness or to those being at-risk of housing instability. According to ACS, there are 14,224 (20% of City) residents below the poverty level, of which 37% are under 18 years old. Of those living under the poverty level, an estimated 6,068 (42.7%) are White, 3,522 (24.8%) are multiracial, and 3,057 are some other race (21.5%). Approximately 57% of the population under the poverty level identify as Hispanic or Latino. Men experience a higher rate (7,290) of poverty than women (6,934).

In New Britain, the share of renter households that are moderately or severely cost burdened increased from 46.6% in 2016 to 48.0% in 2021. Data on the share of households that are cost-burdened at the regional and national levels can provide a useful context for understanding the extent to which the jurisdiction's affordability challenges are more or less severe than these benchmarks. The share of renter households in New Britain that were moderately or severely

cost-burdened in 2021 (48.0%) was higher than the share in the Hartford-East Hartford-Middletown, CT Metro Area, (47.6%), and higher the share in the United States, (46.0%).

*Describe the unmet housing and service needs of qualifying populations:*

**Homeless as defined in 24 CFR 91.5**

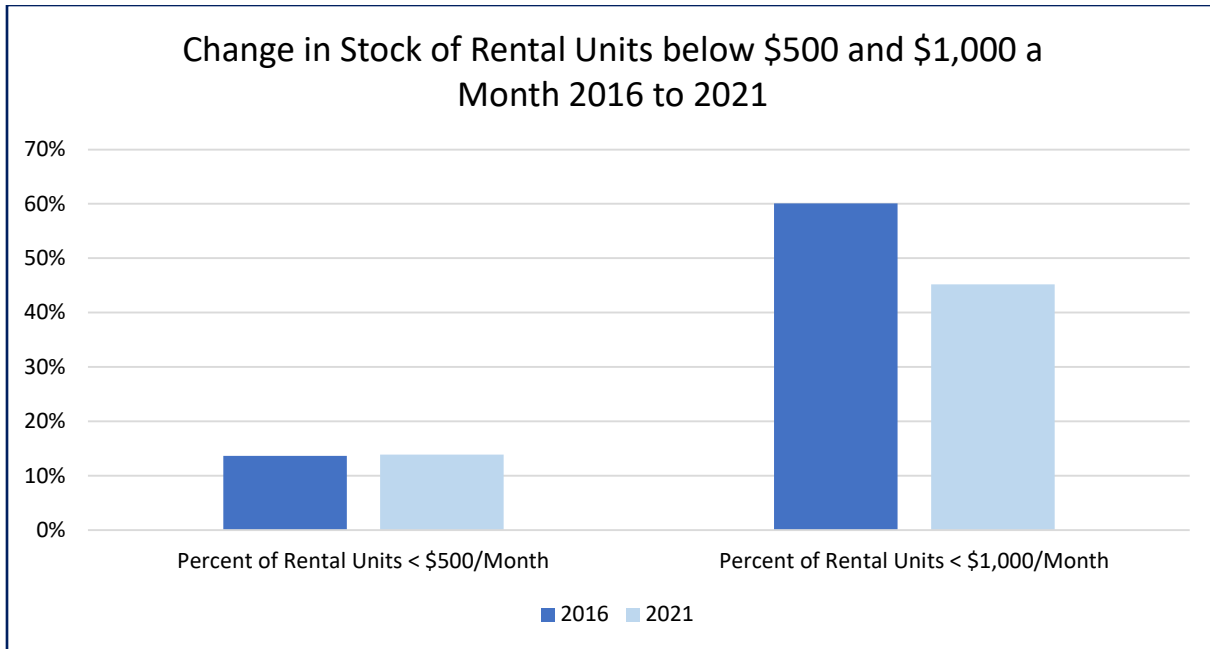
The primary unmet need as it pertains to homeless needs inventory is the availability of beds and units for both families/youth households and adults who are experiencing homelessness. Stakeholders repeated that There are not enough shelter beds and transitional housing opportunities. The PIT count suggested there is a need for 10 additional emergency shelter beds and units in order to provide housing services for all homeless families as well as 10 for adults; however, stakeholders suggest the need can often be much higher. Consultation from several stakeholders repeated the need for more beds and units for these persons. Additionally, beds specifically for families, members of the LGBTQI+ community, and individual with high health risks were recognized as a specific need.

Supportive services and assistance in transitioning out of emergency shelters and into permeant housing was also identified as a need. Challenges of a lack of affordable housing, supportive services, and a need for emergency shelter were a common unmet need themes highlighted from the stakeholder’s forum. Service needs for both sheltered and unsheltered include a greater capacity to offer healthcare services, disability assistance, mental healthcare, as well as housing counseling, financial workshops, job training, skills training.

**Populations At-risk of Homelessness as defined in 24 CFR 91.5**

ACS estimates approximately 49% of the city’s renters are cost burdened (paying over 30% of income to housing costs), or approximately 8,023 total renter households. Lack of affordable housing inventory and a persistent affordability gap challenge both populations recovering from homelessness and those households at risk of homelessness or housing instability. Those at-risk of homeless or housing instability often need short-term subsidies such as mortgage/rent assistance to avoid foreclosure or eviction, as well as utility assistance to avoid shutoff or security deposits to allow new rental contracts. Stakeholder feedback highlighted the need for more housing vouchers and challenges for households to find affordable housing with a voucher. Supportive services such as housing or financial counseling, landlord mediation for eviction proceedings will also benefit these groups. Healthcare assistance greatly benefits those at-risk of housing instability who are also disabled or elderly.

In New Britain, 13.9% of rental units in 2021 had a monthly rent of \$500 or less, and 45.2% of units rented for \$1,000 or less monthly. This is a smaller share than in 2016, when 60.1% of rented units in New Britain had a gross rent of \$1,000 or less. Note that these figures reflect nominal dollars and have not been adjusted for inflation. Based on affordability standards defining an affordable rent at or below 30% of income, monthly rent levels at \$500 and \$1,000 are affordable to households with annual incomes of \$20,000 and \$40,000, respectively.



Source: ACS 2016-2021

**Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice**

According to the 2022 Domestic Violence Counts Report conducted by the National Network to End Domestic Violence, there were 54 requests for shelter, housing, and other supportive services that could not be provided due to lack of resources on the day of the count in Connecticut. Approximately 39% of these unmet requests being for housing and emergency shelter. In 2021, the Connecticut Coalition Against Domestic Violence reported that 2,510 victims and their families received domestic violence housing services across the state and the average shelter utilization rate was 156%, meaning that the shelters ran over capacity throughout the year. Victims of domestic violence were also highlighted as QPs needing particular support. Stakeholders highlighted consistent reporting that DV beds are not sufficient. Domestic violence or human trafficking survivors often lack easy access to short-term shelter and quick access to medical and psychological services. They need specialized housing security, healthcare, and counseling services (to included networking and economic independence). Case management and financial assistance were highlighted as specific needs for this category.

Stakeholders share observed challenges: 1) the need for funding for additional shelter staff to ensure staff keeps pace with the demand, provide quality services to all, and attract and retain highly skilled staff; 2) funds to keep pace with hotel & food costs; 3) additional substance abuse treatment options - especially for victims with children, and longer-term therapeutic counseling services; 4) helping people move forward more quickly to self-sufficiency via more affordable

housing options/rental assistance & job training that leads to work at a livable wage; 5) childcare that is affordable and available for infants and during evening hours.

**Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice**

The unmet needs for the populations needing assistance to prevent homelessness or at risk of greater housing instability mirror those from above, including rental payment assistance or utility deposit assistance and development of affordable rental housing units. Those requiring housing assistance to prevent homelessness or those at greatest risk of housing instability often need short-term subsidies such as mortgage/rent assistance to avoid foreclosure or eviction, as well as utility assistance to avoid shutoff or security deposits to allow new rental contracts. Housing counseling, mental health services, and homeless prevention were highlighted during our consultation as service needs for those at greatest risk of housing insecurity. Healthcare assistance greatly benefits those at-risk of housing instability who are also disabled or elderly in order to help mitigate the challenges of either paying housing costs or medical costs.

Residents who have been previously homeless or are currently using some type of rental assistance may need the assistance to continue for a short or long period of time. Funding existing services and housing assistance programs is important to the housing stability of these individuals and families.

*Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:*

**New Britain Housing Authority (NBHA)** provides and promotes affordable housing in New Britain and surrounding areas. NBHA manages public housing, operates the Section 8 voucher program which provides rental assistance to 851 households, and runs a Family Self-Sufficiency Program to help families increase earnings and build financial capacity.

**City of New Britain** is part of the central **Coordinated Access Network (CAN)** which works together to address homelessness and coordinate services. The central CAN covers the region including Berlin, Bristol, Plainville, Southington, and New Britain. The CAN has a standardized assessment and referral process to access community resources within a geographic region for people experiencing a housing crisis or homelessness.

Below is an inventory of those facilities and services that coordinate with the CAN and 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, permanent supportive housing, housing counseling and case management, food support, youth services, TBRA, access to housing and activities to prevent LMI individuals and families with children from becoming homeless.

Members & supporting organizations of the central CAN: **Catholic Family Services, Central Connecticut Red Cross, 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.**

**Prudence Crandall's Supportive Housing** provides eight units of transitional housing for victims of domestic violence and abuse in addition to 20 units of permanent supportive housing.

**Ferrell Treatment Center** provides temporary housing and outpatient treatment for residents battling substance abuse issues. Coram Deo Recovery provides 52 units of supportive housing and treatment for women struggling from substance use disorder.

**Friendship Services Center of New Britain** provides 39 beds of emergency shelter and 10 units of transitional housing. They also operate a community kitchen, providing more than 250 meals each day.

**Neighborhood Housing Services of New Britain, Inc.** provides residents with training, workshops, and support in acquiring and maintaining affordable housing. They also provide TBRA and financial assistance for homeowners impacted by COVID-19.



The **Chrysalis Center** connects residents to affordable housing units and provides counseling and case management to assist with the transition from homelessness into affordable housing.

Organizations such as **New Britain Legacies Youth Program, New Britain Teen Pregnancy Prevention Inc., YWCA of New Britain, OIC of New Britain, and the Boys' and Girls' Club of New Britain** provide supportive and educational services for local youth.

**Community Health Center** provide physical and mental health services to underinsured and uninsured residents.

*Identify any gaps within the current shelter and housing inventory as well as the service delivery system:*

As noted above, the primary gap in the shelter and housing inventory is the availability of beds and units for both adults with children and single adults, as well as those with particular medical conditions or social challenges. There remains a need for nearly 10+ more units/beds for the adults with no children and an estimated 10+ needed beds for families/adults with children. The lack of transitional housing and permanent supportive housing also contribute to the emergency shelters lacking availability as it becomes more difficult for homeless persons to transition out of emergency shelters due to lack of affordability and availability.

The availability of housing units does not meet the needs of the qualifying population. There is a need for quality affordable housing units of multiple sizes in neighborhoods throughout the City. As highlighted above, for households earning under \$20,000, there is a shortage of over 2,300 affordable rental units. In the city, the estimated vacancy rate is 4.4% with low-income renters most at risk of being unable to find affordable units. Connecting those experiencing homelessness with permanent housing options that are affordable is essential to reducing and ultimately ending homelessness.

In 2021, the inventory of federally subsidized rental housing in New Britain included 2,194 <sup>1</sup>units and comprised 13.2% of New Britain's total rental stock. Of these subsidized units, 803 are HUD public housing units. Remaining units are privately owned and receive federal subsidies. In addition to the federally subsidized rental programs tracked here, some jurisdictions also have rental units that are subsidized by state or local sources. Not included in this inventory are approximately 1,430 Housing Choice Vouchers, the majority of which are tenant-based (assigned to individuals who may use them in rental housing of their choosing) and a portion of which may be project-based (tied to specific units). Tenant-based vouchers may be used in Low Income Housing Tax Credit properties or in other privately-owned units that meet voucher program criteria.

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<sup>1</sup> Source: HUD Multifamily DB, HUD's Picture of Subsidized Households, LIHTC, USDA

***Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:***

The City of New Britain recognizes the definition of Other Populations set forth by HUD in the CPD Notice (Families Requiring Services or Housing Assistance to Prevent Homelessness or At Greatest Risk of Housing Instability). The criteria related to these categories include households/persons who are (1) extremely low-income with a severe cost burden, or households with (2) an annual income that is less than or equal to 50% of the area median income meet one of the following conditions from paragraph (iii) of the “At risk of homelessness” definition established at 24 CFR 91.5. No further characteristics of housing instability have been defined in the City’s ConPlan; thus the City will use the criteria listed in first six conditions listed in the “At risk of homelessness” definition established at 24 CFR 91.5.

***Identify priority needs for qualifying populations:***

The community needs assessment identified the following priority needs:

1. Lack of Affordable Rental Housing
2. Need for Supportive Services
3. Lack of non-congregate shelter units/beds

For homeless populations, priority needs include rapid re-housing and supportive services to achieve housing stability. Those who are experiencing or are at-risk of homelessness need more affordable housing and shelter options that provide short-term, mid-term, and long-term interventions. Those who are at-risk of homelessness have a strong need for homelessness prevention and stabilizing services, while those who are currently homeless or experiencing chronic homelessness need more street outreach and case management services. Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking have a particular need in emergency and transitional housing support as well as pertinent supportive services. For households experiencing housing instability or who are at-risk of homelessness, priority needs include providing appropriate supportive services, including medical and mental health treatment, counseling, supervision, transportation, childcare, case management services, and other services essential for achieving independent living to help prevent homelessness and increase housing stability. However, most of these households will also need a livable wage and supportive services to create long-term self-sufficiency.

***Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:***

The gaps in services and programs needed to provide shelter, housing, and services were determined using data and feedback from multiple sources. To determine the level of need and gaps, the City of New Britain looked at both qualitative and quantitative measures. Data from the U.S. Census and CHAS data were used in partnership with feedback and on-the-ground insights from key stakeholders in the area. The takeaways from data analysis and stakeholder input were incorporated into the needs assessment.

## HOME-ARP Activities

*Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:*

The City expects to administer programs directly. Once the City has received the full HOME-ARP grant award from HUD, the City will conduct a Request for Proposals for a specified period of time to make it a more competitive process in awarding these funds. During that time any organization, developer, subrecipient, or Community Housing Development Organization (CHDO) is eligible to apply. At the close of the application period, all applications received will be reviewed for completeness, eligibility, and their ability to deliver on the priority needs identified within this plan. Each applicant will also be reviewed for their ability to carry out the project meeting all eligibility criteria.

Award(s) will be made based on the applicant's project scope as it pertains to the outlined priority needs in this plan as well as the applicant's familiarity with utilizing federal funding and ability to comply with all federal and local requirements.

*If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:*

The City will administer the program. The City has not yet used the HOME-ARP administrative funds.

## Use of HOME-ARP Funding

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$444,286.40		
Acquisition and Development of Non-Congregate Shelters	\$888,572.80		
Tenant Based Rental Assistance (TBRA)	\$ 0.00		
Development of Affordable Rental Housing	\$877,572.80		
Non-Profit Operating	\$ 0.00	0 %	5%
Non-Profit Capacity Building	\$	0 %	5%
Administration and Planning	\$11,000.00	.49%	15%
<b>Total HOME ARP Allocation</b>	<b>\$2,221,432</b>		

### *Additional narrative, if applicable:*

The City of New Britain is limiting the Administration funding amount to less than a half percent in order to maximize funding for other eligible activities. The City anticipates an annual solicitation of applications to determine Supportive Service programming awarded through HOME-ARP. Applications will be reviewed and approved by the City's Commission on Community & Neighborhood Development.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

After reviewing the gap analysis for shelter and affordable housing availability-to include stakeholder feedback, as well as analyzing local capacity and other sources of funding as it relates to community needs, the City identified eligible activities that will assist individuals and families of the most vulnerable qualified populations. The gap analysis shows there is a need to increase the supply of affordable housing as a means to increase availability of permanent supportive housing and provide opportunities for LMI households who are at-risk of homelessness or housing instability.

There is also a need for NCS development in order to provide a long-term solution for those needing emergency shelter in times of crisis. The HOME-ARP grant provides an opportunity to assist households with temporary supportive housing through the acquisition and development of non-congregate shelters. These shelters will not only help those experiencing homelessness, but they will also assist families or individuals who are fleeing, or attempting to flee, domestic violence and sexual assault. Development of NCS can help address these needs directly.

Lastly, by funding McKinney-Vento supportive services and homeless prevention services, the City aims to provide outreach, case management, health services, and other needed support to address underlying issues and ongoing challenges that the qualifying populations often face.

### **HOME-ARP Production Housing Goals**

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

Five affordable rental housing units will be produced through the support of HOME-ARP funding.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:***

The needs assessment highlighted the lack of affordable housing for the qualifying populations. The HOME-ARP funds allow for the City to take advantage of this one-time allocation in order to provide more long-term solutions for QPs. Affordable rental housing projects will be financed with HOME-ARP rental housing funds; however, all efforts will be made to leverage other financing tools to maximize unit production.

While the primary goal will be to help address the lack of affordable housing, the City also recognizes other needs of QP households, including the benefits that come with NCS development and increased supportive services. These combined efforts, along with other

funding resources and programs will help serve those vulnerable in need of direct assistance and shelter or housing.

## Preferences

*Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:*

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

New Britain will not provide preferences to any population or subpopulation.

## HOME-ARP Refinancing Guidelines

The City does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing.