Executive Summary

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

1. Introduction

The Town of West Hartford has developed its Five-Year Community Development Block Grant (CDBG) Consolidated Plan (July 1, 2025 – June 30, 2029) for Housing and Community Development Programs in accordance with 24 CFR Part 91. This regulation contains the final rule for consolidated submissions of the planning and application aspects of the Department of Housing and Urban Development's (HUD) CDBG formula program, along with the requirements for the Comprehensive Housing Affordability Strategy (CHAS).

A key component of the Five-Year CDBG Consolidated Plan is the coordination provided by the central administration in the Department of Social Services. The Department's municipal oversight results in efficient leveraging of other Town of West Hartford and State resources to address identified needs. Experience has shown that collaborative efforts between the Town of West Hartford and local housing and community development non-profits and service providers have been both cost-effective and efficient in meeting the housing and service needs of the community. Therefore, staff coordination and outreach with providers and the community at large are crucial to the success of the CDBG program and the Town of West Hartford's consolidated planning process.

The Five-Year CDBG Consolidated Plan includes a description of the Town of West Hartford's housing and community development needs; a five-year strategy for 2025-2029 with goals, priorities, and activities to meet its projected needs; and a one-year action plan for 2025-2026 that describes the projected use of funds for the upcoming program year. The Town of West Hartford prepares a new Action Plan every year to describe the fundable activities with its CDBG appropriation.

The overall goal of utilizing HUD's community planning and development programs in West Hartford is to develop a viable urban community, provide decent housing and a suitable living environment, and expand economic opportunities principally for low- and moderate-income persons.

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

The Town of West Hartford has established several priorities to meet its identified housing and community development needs for the next five years. These priorities are included in the Five-Year Consolidated Plan along with proposed projects, activities, accomplishments and goals. The Town's overarching priority for the use of its Consolidated Plan funding is to work toward equity for all residents and ensure sustainability through all supported programs and projects. Specific priorities include the following:

- Provide a residential rehabilitation program to income-eligible homeowners to address accessibility, building code violations and health and safety issues.
- Provide affordable rental housing opportunities for extremely low- and very-low-income renters by increasing the availability of and maintaining affordable rental housing.
- Enhance and expand lead-based paint, radon, and hazardous building material remediation/education and address code violations in residential units.
- Maintain and improve existing public facilities and encourage the development of additional facilities, particularly parks and recreation facilities, and facilities where supportive services are provided.
- Support projects designed to make current facilities accessible to persons with disabilities or to provide new facilities/equipment that are Americans with Disabilities Act (ADA-) compliant. Support community accessibility improvements, such as parking accessible to persons with disabilities, and other public improvements serving low-income and special need populations.
- Maintain and improve the Town's infrastructure particularly streets, sidewalks and storm drainage in low- and moderate-income (LMI) areas.
- Support the continuance and/or expansion of existing public service programs, including those that serve vulnerable populations, such as persons with disabilities, youth, seniors, those with behavioral health issues, individuals experiencing housing instability, and those with limited English proficiency, or which offer transportation services and employment training.
- Provide support services to people experiencing homelessness and those at risk of homelessness.
- Support administrative and planning activities necessary for the implementation of the Consolidated Plan, including educating and raising public awareness of fair housing and tenant-landlord counseling resources.
- Support programs and projects that protect public health and safety.

The Town of West Hartford will continue existing administration and planning activities necessary for the implementation of the objectives, actions and programs outlined in this Five-Year Consolidated Plan (2025-2029), including fair housing counseling, tenant-landlord counseling and/or public awareness.

3. Evaluation of past performance

Each year, the Town of West Hartford is required to report on the progress of its Five-Year CDBG Consolidated Plan in its Consolidated Annual Performance and Evaluation Report (CAPER) for each period July 1 – June 30. The CAPER includes information on CDBG expenditures, program beneficiaries, and accomplishment data. The report also includes a narrative that

summarizes the Town of West Hartford's accomplishments with its federal resources and a self-evaluation of its program performance. Over the past Consolidated Plan Strategy Period (2020-2024), the Town of West Hartford utilized its CDBG allocations to provide a variety of programs and services to benefit low- and moderate-income persons and households.

The latest CAPER, submitted September 2024, shows that the Town of West Hartford met nearly all the goals set in the Annual Plan of July 1, 2023, to June 30, 2024. The Town of West Hartford measures accomplishments in terms of either the number of clients, households, or areawide beneficiaries. The number of persons or households assisted by the Food Pantry, Hillcrest Area Neighborhood Outreach Center (HANOC), Housing Rehabilitation Program, and Volunteer Services all exceeded the goals set in the Annual Action Plan of July 1, 2023, to June 30, 2024. The number of areas in the community assisted by Public and Private Partnership endeavors also exceeded goals set in the Annual Action Plan of July 1, 2023, to June 30, 2024.

The previous year's Annual Action Plan (July 1, 2023, to June 30, 2024) had the goal of assisting 25 people with fair housing activities, but only 2 were assisted during this program year. However, when looking at the five-year period from July 1, 2020, to June 30, 2024, the expected number of people assisted through fair housing activities was 125, but the Town of West Hartford was able to assist 1,976 individuals in that five-year period.

4. Summary of citizen participation process and consultation process

Throughout the 2025-2029 consolidated planning process, the Department of Social Services actively engaged the community to gather input on local needs and priorities. The Department hosted an informational meeting on October 23, 2024, attended by 23 residents and service providers, where key issues such as affordable housing, eviction prevention, mental health services, childcare, ADA-accessible facilities, and senior transportation were identified as needs in the community. During this session, 52 comments were collected. Additionally, the Department held two topical workshops on November 13, 2024. One of the topical workshops was geared toward agencies and service providers specializing in public services and homelessness needs, while the second workshop was geared towards agencies and service providers specializing in housing, community physical improvements, and economic development needs. These sessions included a brief presentation on the planning process and needs assessment followed by a guided discussion on needs, gaps in services, goals, and strategies. Public hearings on the Draft Consolidated Plan and Annual Action Plan will be held on April 10, 2025 and April 25, 2025. The feedback collected from these events was instrumental in shaping the needs and market analysis, as well as guiding the development of goals and strategies for the 2025-2029 Consolidated Plan and 2025 Annual Action Plan.

5. Summary of public comments

During the 2025-2029 consolidated planning process, public engagement activities highlighted several critical community needs in West Hartford. Participants at the informational meeting emphasized the necessity for more affordable housing, eviction prevention, mental health services, after-school programs for youth, and ADA-accessible facilities. The public services and homelessness workshop underscored the need for youth and mental health services, public

safety facility upgrades, affordable housing, homeless prevention services, digital literacy programs, elderly and disabled transportation services, and workforce development. The housing and community development workshop revealed a significant demand for accessible and affordable elder housing, allowing seniors to downsize while remaining in the community. Discussions also addressed barriers to affordable housing, such as financial constraints and limited developable land, and raised concerns about the fire risks associated with taller or multi-unit buildings. Residents also had an opportunity to contact the CDBG coordinator with any comments. One comment was received, highlighting the need for more open space and recreational facilities. This feedback was instrumental in shaping the goals and strategies of the 2025-2029 Consolidated Plan.

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

All comments from the informational meeting, topical workshops, and public hearings were accepted and utilized to inform the needs analysis and strategy development. A full list of comments received during this planning process can be found in the Appendix [To be included in the Final Plan].

7. Summary

The Town's Five-Year CDBG Consolidated Plan (July 1, 2025 – June 30, 2029) incorporates public comments, employs rigorous fiscal oversight, and addresses identified community needs through a variety of programs. On an annual basis the Town of West Hartford prepares an Annual Action Plan which provides information on its anticipated resources, its proposed activities and its program for implementation and administration. The Town must submit its Annual Action Plan to HUD every year by May 15th.

The Year One Action Plan included in this document provides information on the Town's anticipated resources, proposed activities and funding allocations for the one-year period from July 1, 2025 to June 30, 2026.

The Town Council adopted a budget for the Town's anticipated HUD appropriation of $997,355, which is included as part of the proposed Year One Annual Action Plan budget.

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	WEST HARTFORD	Department of Social Services

Table 1 – Responsible Agencies

Narrative

In accordance with the Consolidated Plan's requirements, the Department of Social Services administers the CDBG Program and serves as the Lead Agency for the Town of West Hartford. The Department's broad scope of work supports coordination during the plan development, application process, and ongoing management of the Consolidated Plan. Two key staff members handle day-to-day coordination: the CDBG Coordinator oversees daily operations, project oversight, and program monitoring, while the Director of Social Services and Leisure Services provides overall supervision and liaises with the Town Manager.

The mission of the Town of West Hartford Department of Social Services is to promote independence, well-being, and an enhanced quality of life for citizens of all ages through its programs and services. In addition to managing the Consolidated Plan and CDBG Program, the Department coordinates and implements various programs and services.

The Housing Rehabilitation Program offers financial and technical assistance to eligible homeowners, including grants (10-year term) and low-interest loans. Technical assistance helps reduce lead hazards, correct housing code violations, and remove barriers for disabled household members, focusing on individual home rehabilitation. The Town also has an Elderly Assistance Program, administered in a similar fashion, to address failed system replacement or accessibility improvements to eligible persons 65 years and older.

Town social workers operate with a restorative and strength-based approach, providing assessment, case management, and advocacy to youth, adults, and the elderly facing financial difficulties. They address family, medical, and housing issues, conducting biopsychosocial assessments and coordinating services for residents in need.

The Town of West Hartford also contracts with multiple nonprofit and State agencies to provide program assessment and implementation, helping individuals, families, and caregivers remain productive, active, and independent members of the community.

Consolidated Plan Public Contact Information

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

1. Introduction

The Department of Social Services coordinates the institutional structure of CDBG programming, leveraging extensive Town investments in services to support CDBG. The Department of Social Services staff members work to increase public participation at the neighborhood level, especially among extremely low- and very low-income citizens, as well as those traditionally underrepresented in the process, through its social capital and relationships with community members, ensuring citizens' needs are addressed in the plan.

The Department encourages public participation in the consolidated planning process through various engagement methods, including informational meetings, workshops, and public hearings. Additionally, the Department disseminates information about engagement opportunities and Consolidated Plan reports and documents through announcements and advertisements in local news media, on the internet, and via social media platforms.

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)).

As the lead agency, the Department of Social Services is responsible for overseeing and implementing the Consolidated Plan, as well as coordinating and executing the programs and activities that fall under the plan. The Department collaborates with various other departments involved in public facilities' development, economic development, public services, housing development, and planning. Outreach, consultation and coordination with the Housing Authority, the Health District, non-profit and for-profit service providers, and other community partners will continue to be integral to the Plan's implementation process.

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 Town of West Hartford Department of Social Services assists individuals and families facing homelessness by providing them with support. Trained and licensed Social Workers facilitate access to the Coordinated Access Network (CAN), which offers a standardized assessment and referral system. This process connects people in crisis with community resources available within their geographic area. Additionally, the Assistant Director of Social Services participates in the Greater Hartford Coordinated Access Network. Through this role, the Town actively participates in discussions regarding homeless needs and collaborates on strategies to combat

homelessness in the region. The Greater Hartford Coordinated Access Network, managed by Journey Home, is part of the Connecticut Balance of State (CT BOS), a coalition of individuals and agencies that assist homeless and near homeless residents in obtaining housing, economic stability, and an enhanced quality of life through comprehensive 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

The Town of West Hartford does not receive ESG funds. However, interaction with the Greater Hartford Coordinated Access Network process provides the opportunity to address gaps in the Town's ability to deal with the issues of homelessness in the community. In addition, the Town of West Hartford Department of Social Services collaborates with Journey Home, a non-profit organization that leads the effort to end homelessness in the Capital region of Connecticut.

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

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
West Hartford Housing Authority	Housing PHA	Needs Assessment, Strategy	West Hartford Housing Authority was consulted via the informational meeting, topical workshops, emails, and through review of their plans, studies, and online resources. West Hartford Social Services and the Housing Authority collaborate on efforts to address affordable housing needs and housing opportunities.
West Hartford Public Library	Public Services	Needs Assessment	The West Hartford Public Library was consulted via the topical workshop and identified the need for mental health services and digital literacy support.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
West Hartford Board of Education	Education	Needs Assessment	The West Hartford Board of Education was consulted via the topical workshops. They identified the need for positive youth services, especially for lower income youth. They also identified a need for translation services as they are seeing an increase in multilingual families.
West Hartford Fellowship Housing	Housing	Needs Assessment	West Hartford Fellowship Housing provides affordable housing units, many of which are for elderly and disabled populations, in the northern area of Town. The organization was consulted via the topical workshop and provided information regarding the services they provide and upcoming projects.
Greater Hartford Transit District	Transportation	Needs Assessment	The Greater Hartford Transit District provided input at the topical workshop and identified the need for more transportation resources, especially for elderly and disabled populations.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Bridge Family Center	Non-Profit; Public Services; Youth Services; Mental Health Services	Needs Assessment	The Bridge Family Center was consulted via the topical workshop. The organization identified the need for mental health support, programs, and activities. The organization also identified that mental health, behavioral health, and substance abuse are a combined issue that needs to be addressed.
Journey Home	Greater Hartford Coordinated Access Network; Continuum of Care	Needs Assessment, Strategy	Journey Home was consulted via the informational meeting, topical workshop, and email. Journey Home provided input on gaps in homeless services and provided data on homelessness in the region and information on local initiatives. The organization also identified that the need for homelessness services has been increasing, especially among elderly residents.
West Hartford Engineering Department	Infrastructure; Housing; Community Facilities	Needs Assessment	The Engineering Department was consulted via the topical workshop. The department adjusted their sidewalk and road repair programs to target low- and moderate-income areas and outlined their strategy for working on joint efforts to provide the most impact with limited resources.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
West Hartford Bloomfield Health District	Health Agency	Needs Assessment, Strategy	West Hartford Bloomfield Health District was consulted via the topical workshops and email. The Health District provided data for lead-based paint and services. Social Services and the Health District will continue to coordinate on housing remediation programs and education.
West Hartford Emergency Management	Resiliency; Emergency Services	Needs Assessment	West Hartford Emergency Management was consulted via the topical workshop. The agency highlighted a large demand for the "Town that Cares Program" which was created to assist households facing emergency needs, indicating a need for more resources to provide basic services and needs to residents.
West Hartford Police Department	Emergency Services	Needs Assessment	The West Hartford Police Department was consulted via the topical workshop. The department identified the need for increased mental health and food security services and programs.
West Hartford Fire Department	Emergency Services	Needs Assessment	The West Hartford Fire Department was consulted via the topical workshop and identified the need for updated fire stations and equipment, especially with an increase in residential density.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
West Hartford Pedestrian and Bicycle Commission	Transportation; Infrastructure	Needs Assessment	The commission provided input on community needs and services via the informational meeting. The consultation identified the need for increased bicycle and pedestrian infrastructure.
West Hartford Senior Citizen Advisory Commission	Housing; Public Services	Needs Assessment	The commission provided input on the community needs via the informational meeting. They identified the need for a new senior center and more affordable housing for seniors.
Greater Hartford Legal Aid	Public Services	Needs Assessment	The organization provides eviction prevention services and assists with public benefit legal issues. They determined that fixed incomes and rising housing costs have affected people's ability to pay for rent and other necessities, thus increasing a need for these services.
Capital Workforce Partners/ Connecticut Department of Labor	Economic Development; Infrastructure	Needs Assessment	The organization was consulted via the topical workshop and identified a need for childcare, multi-lingual programming, mental health resources, transportation, and digital literacy programs to assist marginalized individuals in obtaining employment.

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
West Hartford Greater Together Community Fund	Community Development	Needs Assessment	The organization was consulted via the informational meeting and identified needs in the community relating to housing, public services, and community development.
Jewish Family Services	Youth and Family Services	Needs Assessment	Jewish Family Services provides a kosher pantry and identified a growing need for food and housing, especially for elderly residents.
West Hartford African American Social and Cultural Organization	Non-Profit; Public Services	Needs Assessment	The organization was consulted via the topical workshop and identified needs and gaps in the community related to public services.
Concerned Parents of Color of West Hartford	Non-Profit; Community Advocacy	Needs Assessment	The organization provided input via the topical workshop and highlighted the need for more youth services and summer programs, especially for at risk youth ages 14-20.
Westminster Presbyterian Church	Public Services	Needs Assessment	The organization provided input via the informational meeting and identified needs and gaps in the community related to housing, public services, and community development.

Table 2 – Agencies, groups, organizations who participated

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

The Town of West Hartford has consulted and coordinated with public and private agencies to ensure that its Consolidated Plan is a comprehensive document that meets all statutory requirements. These groups included the local and regional social service and housing providers, the West Hartford Housing Authority, the West Hartford Bloomfield Health District, the Greater Hartford Coordinated Access Network (Journey Home), representing the CT Balance of State Continuum of Care (CT BOS) as well as its own departments, elected officials and the public. No agency types were deliberately not consulted.

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?
West Hartford Affordable Housing Plan	West Hartford Planning and Zoning Department	The Affordable Housing Plan's strategies focus on increasing affordable housing production, including expanding the CDBG funded Homeowner Rehabilitation Program.
Continuum of Care	CT Balance of State Continuum of Care	A representative from West Hartford is part of the Coordinated Action Network process. The West Hartford Department of Social Services continues to support services to the homeless on a case-by-case basis along with referrals from the West Hartford Police and Fire Departments. State Marshals notify Social Services of pending evictions and ejectments for social workers to assist those residents who are experiencing housing insecurity.
West Hartford 2020-2030 Plan of Conservation & Development (POCD)	West Hartford Planning and Zoning Department	The POCD aims to modernize and maintain Town facilities and infrastructure sustainably, while providing services that harmonize with West Hartford's role in the greater Hartford region and state. It also focuses on enhancing neighborhoods and promoting diverse housing options. Key overlapping strategies include investing in neighborhood infrastructure, maintaining and improving existing housing, and reviewing zoning ordinances to support a range of housing types and affordability levels.

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))

In compliance with HUD regulations, the Town of West Hartford has engaged in consultation and coordination with public and private agencies to ensure that its Consolidated Plan is a comprehensive document that meets all statutory requirements. These collaborative efforts involved various stakeholders including local and regional social service and housing providers, the West Hartford Housing Authority, the West Hartford-Bloomfield Health District, the Connecticut Balance of State Continuum of Care, as well as internal departments, elected officials, and the public. In addition, regional plans and studies were consulted during the planning process to ensure coordination in regional and local efforts.

Narrative (optional):

See narratives above.

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

According to Section 91.105 of the Consolidated Plan rule, each jurisdiction must adopt a plan to encourage citizen participation in the development of housing and community development submissions, any amendments, and performance reports. HUD guidelines require each grantee to develop and follow a detailed Citizen Participation Plan that addresses the following elements:

- Encouragement of Participation
- Access to Meetings
- Access to Information
- Technical Assistance
- Public Hearings
- Opportunity for Public Comment
- Timely Response

The West Hartford Citizen Participation Plan addresses these elements.

The Town of West Hartford has established a system of staff support and institutional structure that effectively promotes the Consolidated Plan, the planning process, and the CDBG program to the community. Through community outreach and follow-up, the Department of Social Services facilitates meaningful involvement, provides technical assistance, and disseminates information about the CDBG program to the public. Staff members work to increase participation at the neighborhood level, especially among extremely low- and very low-income citizens, as well as others traditionally underrepresented.

Staff publicize Consolidated Plan informational meetings and public hearings through announcements and advertisements in local news media and on the Town's social media pages. The Town posts CDBG information, including draft documents, notices, and other materials, on its website to increase access for citizens. Press releases on the development of the Consolidated Plan, the availability of funds, program performance, and other components of the program are prepared as needed.

Citizen participation opportunities were provided throughout the 2025-2029 consolidated planning process. The Department of Social Services hosted an informational meeting open to the public to collect input on the greatest community needs and project priorities. Additionally, the Department hosted two topical workshops targeted at agencies and service providers in West Hartford to collect input on community needs, existing programs and services, and goals and priorities. Finally, the Department held a public hearing on the draft 2025-2029 Consolidated Plan and 2025 Annual Action Plan.

The informational meeting was held on October 23, 2024, from 4 PM to 6 PM in an open house format. The meeting provided information on the consolidated planning process and featured several stations with question boards asking residents to identify the greatest needs in West Hartford related to housing, public services, public facilities, and community development. Residents responded by placing sticky notes on the boards with their comments. In total, 23 people attended, and 52 comments were collected. The comments identified the greatest needs in West Hartford as affordable housing, eviction prevention, mental health services, childcare, more ADA-accessible facilities, and senior transportation. Individuals who were unable to attend the event had the opportunity to send in their comments, with one individual highlighting the need for additional park and recreational facilities. Copies of the sign-in sheet, materials, and results are attached to this document.

The two topical workshop sessions were held on November 13, 2024. The first workshop covered public service and homelessness needs, while the second workshop addressed housing, community physical improvements, and economic development needs. Each session included a brief overview of the Consolidated Planning process, presentation of topic-specific data, and guided discussion questions to facilitate a discussion of community needs as they relate to the Town's Consolidated Plan strategy development. Copies of the presentations, participation lists, and a summary of needs obtained from this outreach method are included in the Citizen Participation materials attached to this document.

Information collected at these events was used to inform the needs and market analysis and to help guide the goal and strategy development.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Open House Meeting	Non-targeted/broad community	The Open House Meeting was held on October 23, 2024, and had a total of 23 attendees and 52 responses to the engagement activities at the event.	The engagement activities at the meeting asked participants to identify the greatest housing, public services/homeless/at-risk, and public facilities and community development needs in West Hartford. Comments received highlighted the need for more affordable housing, eviction prevention, mental health services, after school programs for youth, and more ADA accessible facilities.	N/A	

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)
2	Topical Workshop One: Public Services and Homelessness	Provider agencies and community organization with a special interest in Public Services and Homelessness	20 people attended this topical workshop on November 13, 2024, from 10 to 11:30 A.M.	The topical workshop included a brief presentation on the consolidated planning process and some key data points from the needs assessment followed by a facilitated discussion regarding community needs and priorities. The discussion highlighted the need for youth and mental health services, public safety facility upgrades, affordable housing, homeless prevention services, digital literacy programs, elderly and disabled transportation services, and workforce development.	N/A	

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)
3	Topical Workshop Two: Housing and Community Development	Provider agencies and community organizations with a special interest in housing and community development.	5 people attended this topical workshop on November 13, 2024, from 2 to 3 P.M.	The topical workshop included a brief presentation on the consolidated planning process and some key data points from the needs assessment followed by a facilitated discussion regarding community needs and priorities. The discussion highlighted the need for more accessible and affordable elder housing in West Hartford, allowing seniors to downsize while staying in the community. Barriers to affordable housing were also discussed, such as financial constraints and limited developable land. Some concerns were raised regarding changing housing configurations due to taller or 3+ unit building posing a higher fire risk.	N/A	
4	Public Hearings		Public Hearings will be held on April 10 and April 25.	To Come		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The housing needs for moderate, low, very low, and extremely low-income households in West Hartford presented in the following Housing Needs Tables were completed utilizing the 2016-2020 American Community Survey (ACS) and Comprehensive Affordable Housing Strategy (CHAS) data provided by the U.S. Department of Housing and Urban Development (HUD) to determine the extent of households with housing problems. ACS and CHAS data are estimates based on five years of sample data.

The definition of housing problems utilized in these cross tabulations is a non-duplicative count of households with housing problems including those that occupy units with physical defects (lacking complete kitchen or bathroom); live in overcrowded conditions (a housing unit with more than one person per room); have a housing cost burden, including utilities, exceeding 30% of gross income, or have a severe housing cost burden, including utilities, exceeding 50% of gross income.

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

Summary of Housing Needs

The data included in the Housing Needs Assessment and Market Analysis sections of this plan are based largely on HUD's pre-populated data tables representing the most recent CHAS database. CHAS data is created by HUD to allow for comparison and tabulations of data for all recipient communities across the nation. In instances where more recent or locally- generated data presents a clearer picture of the Town's current needs and conditions, additional data and observations will be presented in the narrative.

Between 2015 and 2020, the Town of West Hartford experienced a relatively stable population with a 0% change in population and a slight increase (2%) in number of households.

The median income of the Town increased by 22% during the same period. However, when the median income is adjusted for inflation from 2015 to 2020, the purchasing power of the median household income increased only by 10%. Data in Table 6 also indicates that 32% of West Hartford households have income less than 80% of HUD Area Median Family Income (HAMFI). Households with at least one person over 62 years of age are more likely to be low-, very low-, and extremely low-income as compared to the general population. More than half of all households in the very low-, low- and moderate-income categories have a head of household or spouse over 62 years old (elderly household). For households with at least one person aged 75 or older, the percentages are more significant. While only 11% of total households are between 0-30% HAMFI, 23% of households that contain at least one-person aged 75 or older are within this income bracket (890 households out of 3,935 total).

In terms of the housing problems identified, the overwhelming majority of housing problems faced by households in West Hartford relate to housing cost burdens greater than 30% of income and greater than 50% of income. Overcrowding, severe overcrowding, substandard housing units, and zero or negative household income account for only 5% of total households facing housing problems. Both renter and owner households in West Hartford face housing cost problems. Cost burden problems among renter households tend to cluster in the extremely low- and very low-income categories, while similar problems among owner households are more widely distributed across all income groups.

Demographics	Base Year: 2015	Most Recent Year: 2020	% Change
Population	63,290	63,025	-0%
Households	24,935	25,405	2%
Median Income	$86,569.00	$105,230.00	22%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2011-2015 ACS (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,720	1,990	3,525	2,185	14,985
Small Family Households	455	455	1,150	710	7,650
Large Family Households	90	25	140	95	1,080
Household contains at least one person 62-74 years of age	640	445	835	645	3,415
Household contains at least one person age 75 or older	890	735	640	320	1,350
Households with one or more children 6 years old or younger	155	89	359	140	699

Table 6 – Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing – Lacking complete plumbing or kitchen facilities	25	15	55	0	95	4	0	4	0	8
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	4	0	0	40	44	0	0	0	0	0
Overcrowded – With 1.01-1.5 people per room (and none of the above problems)	25	15	20	0	60	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	990	325	135	0	1,450	675	395	185	15	1,270

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	225	530	455	65	1,275	295	415	805	395	1,910
Zero/negative Income (and none of the above problems)	50	0	0	0	50	75	0	0	0	75

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

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	1,050	360	210	40	1,660	685	395	185	25	1,290
Having none of four housing problems	550	595	1,415	930	3,490	440	635	1,715	1,195	3,985
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

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	260	175	204	639	105	190	395	690
Large Related	80	15	10	105	10	10	59	79
Elderly	485	335	190	1,010	715	550	365	1,630
Other	440	340	225	1,005	140	50	170	360
Total need by income	1,265	865	629	2,759	970	800	989	2,759

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

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	0	0	20	20	105	100	0	205
Large Related	0	0	0	0	10	0	4	14
Elderly	340	210	105	655	425	255	60	740
Other	0	375	95	470	130	0	0	130
Total need by income	340	585	220	1,145	670	355	64	1,089

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

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	25	15	10	20	70	0	0	0	4	4

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	4	0	10	20	34	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	29	15	20	40	104	0	0	0	4	4

Table 11 – Crowding Information – ½

Data Source: 2016-2020 CHAS

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

Table 12 – Crowding Information – 2/2

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

The supplied HUD and CHAS data do not tabulate housing need by single person households, but rather by “other, non-family” households which includes single person households and households with several non-related members. However, an estimate may be extrapolated from the percentages of nonfamily and single person households in West Hartford overall. According to 2016-2020 ACS estimates, 37% of total households are “nonfamily” and 30% of total households are householders living alone. This may suggest that the majority of “other” households (see Tables 9 and 10) in need of housing assistance are single person householders.

In Tables 9 and 10 detailing cost burdens, “other” households comprise 36% of all renters with a cost burden over 30%, and 41% of all renters with a cost burden over 50%. Roughly 44% of “other” renter households with a cost burden are extremely low income (0-30% AMI). For “other” renter households with a severe cost burden (>50%) 80% are very low income (31-50% AMI). Most “other” households with cost burdens are renter households (360 owners vs. 1,005 renters with cost burden over 30%, and 130 owners vs. 470 renters with cost burden over 50%).

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.

Disabled: Disability statistics from the 2017-2021 American Community Survey indicate that out of the total civilian, noninstitutionalized population in West Hartford, about 9.2% has a disability. Among children 5-17 years old, about 4.5% have a disability, with cognitive difficulty being the most common. Among adults 18-64 about 11% have a disability, with cognitive difficulties (3.0%), independent living difficulties (2.4%), and ambulatory difficulties (2.0%) being the most common. Among adults aged 65 or over, about 58% have a disability. The most common disability is ambulatory difficulty (17%), followed by independent living difficulties (13%) and hearing difficulties (11%). According to Table 24, disabled families received 11% of housing choice vouchers, although 100 percent of disabled families request accessibility features.

Victims of domestic violence, dating violence, sexual assault and stalking: There were 214 total family violence incidents in West Hartford in 2022, according to the CT Uniform Crime Reports. Of these, 39 were assaults, 0 were sexual assault, 6 were strangulation, 3 were stalking, 26 were violation of court order, 20 were threatening, 5 were risk of injury, 99 were breach of peace, and 16 were "other." According to 2024 CT Point-in-Time Counts, 569 adults experiencing homelessness (38 percent of all adults experiencing homelessness) self-reported as being a survivor of domestic violence in the Balance of State Region. West Hartford is included in the wider Balance of State counts. West Hartford does not currently have homelessness numbers specific to West Hartford, therefore it is best to approach domestic violence and homelessness as a regional issue.

What are the most common housing problems?

Like most communities in Connecticut, the primary housing problem in West Hartford is cost burden, rather than issues of substandard housing or overcrowding. This is the case for both renters and owners; however, cost burden issues are much more prevalent among very low and extremely low-income households (those earning below 50% and 30% of median family income, respectively), elderly households, and small related households.

According to Tables 6, 7, and 8, 41% of households (10,420 households) in West Hartford earn incomes of 0-100% AMI, with 59% earning more than 100% of AMI. Of the households earning 0-100% AMI, about 60% (6,241) have one or more of the four housing problems; this is 25% of the overall total of 25,405 households. There is no data on any housing problems experienced by households earning more than 100% AMI.

Paying more than 30% of gross household income toward housing costs is the definition of cost burden. Cost burden affects roughly 27% of all households in West Hartford. Of households earning between 0-100% AMI, roughly 95% of housing problems are due to cost burdens.

Severe cost burden, which is defined as paying more than 50% of gross household income toward housing costs, affects roughly 3,205 households (13%). Cost burdens of 30-50% of income affect roughly 3,560 households (14%).

Tables 11 and 12 provide information on overcrowding conditions in housing units. Within West Hartford, only a small portion of households facing housing need are living in overcrowded conditions (108 households or less than a half percentage). Of these, almost all are renter households. This can likely be attributed to households choosing to live in smaller, yet more expensive, rental units in West Hartford over less expensive options in less desirable communities. No estimates were provided by HUD for Table 12 - Overcrowding with Children Present. Based on local knowledge, many of the overcrowded units may have children present, assumingly to take advantage of the schools and neighborhoods in West Hartford.

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

According to Table 7, a larger percentage of renters are affected by housing problems (2,974 out of 7,780 renter households, or 38 percent), as compared to owners (3,267 out of 17,620 owner households, or 19 percent). With roughly 25 percent of total households experiencing housing problems, renters are being disproportionately affected.

Tables 9 (Cost Burden greater than 30 percent) and 10 (cost Burden greater than 50 percent) break down cost burdens by type of household for the income groups 0-30 percent AMI (extremely low income), 30-50 percent AMI (very low income), and 50-80 percent AMI (low income). According to Table 9, of all households experiencing cost burdens, there are 1,630 cost-burdened elderly families and 690 cost burdened small families. The largest group (by type and income) is elderly, extremely low-income renters (485 households), which are likely those who are retired and living on fixed incomes.

According to Table 10, there are 1,089 households experiencing severe cost burden. Again, the largest group (by type and income level) is elderly, extremely low-income renters (740 households), which are likely those who are retired and living on fixed incomes.

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€/91.305€). 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

Based upon data analysis and the fact that West Hartford has several low-and moderate-income neighborhoods, it can be concluded that there are a number of households in West Hartford at risk of homelessness. In all household categories, the risk relates to the cost burden

faced by households which can, with a slight reversal of economic fortunes, result in a household becoming homeless.

There are numerous causes of homelessness, including unemployment, underemployment, medical emergencies or unexpected expenses, eviction, domestic violence, transience, unstable lifestyles, relocations, and fires, among others. Once homeless, significant portions of the homeless population have service needs related to mental illness, chemical and/or alcohol dependencies, domestic violence and/or AIDS.

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:

There is no conclusive figure for the number of households at-risk of homelessness in West Hartford. The 2016-2020 CHAS/ACS data indicates that 11 percent of households in West Hartford have incomes below 30 percent of HAMFI. The United Way also tracks a population known by the acronym ALICE – Asset Limited, Income Constrained, Employed. These households earn above the poverty level, but not enough to afford a bare-bones household budget. For example, in Central and Northeastern Connecticut, it is estimated that in 2022 a single adult's "survival budget" is $32,208, or an hourly wage of $16.10. A household with two adults, an infant, and a preschooler needs a "survival budget" of $97,344, or an hourly wage of $48.67 for a single income or an average hourly wage of $24.34 per person for two adults working full-time. This budget does not include savings, leaving households without a financial cushion.

According to the 2022 ALICE report, 26 percent of households in West Hartford are either ALICE or below the poverty line. Many of these households with incomes below 30 percent HAMFI and ALICE households are at risk of becoming homeless due to a loss of income, change in economic circumstances or an increase in housing costs.

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

Additional at-risk populations include families where spouses and or children become homeless in order to escape the unhealthy and abusive environments in which they reside, and those with mental health needs. Since the last Consolidated Plan, service providers in the community have observed and noted an increase in mental health needs which have a direct correlation with household wellness and stability. Unless mental health concerns are addressed, these households are at risk of economic pressures which may cause homelessness.

Discussion

To meet the housing needs of the West Hartford community, the Lead Agency supports the following efforts:

- Continue support to agencies addressing the need for permanent, affordable rental and ownership housing units.
- Support non-profit organizations that are formed to expand the affordable housing market.
- Support eviction prevention programs for individuals and families at risk of becoming homeless.
- Encourage full local community involvement in the development of affordable housing.
- Form coalitions involving the public, private and voluntary sectors in an effort to produce more low-cost housing.
- Research innovative approaches to developing affordable, permanent housing for senior citizens and other special needs populations.
- Support community services necessary to stabilize, empower and/or increase the economic status of lower-income and at-risk households,

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

West Hartford is a majority white city. According to 2016-2020 ACS data, 75 percent of all households identified as White/Non-Hispanic. The next largest racial/ethnic group is Hispanic households at 11 percent. Asian households comprise 6 percent of households, and Black/African American households also comprise 6 percent. There are also an estimated 37 American Indian/Alaska Native households, which comprise less than 1 percent of households.

HUD asks grantee communities to evaluate the extent that any racial or ethnic group has a disproportionately greater housing need in comparison to the needs of the population as a whole. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of persons in the category as a whole.

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	2,045	295	275
White	1,370	270	135
Black / African American	240	0	90
Asian	165	0	44
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	260	15	4

Table 13 – Disproportionally Greater Need 0 – 30% AMI

Data Source: 2016-2020 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	1,785	380	0
White	1,225	335	0
Black / African American	165	10	0
Asian	140	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	225	20	0

Table 14 – Disproportionally Greater Need 30 – 50% AMI

Data Source: 2016-2020 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	1,470	1,100	0
White	995	810	0
Black / African American	75	80	0
Asian	155	60	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	165	140	0

Table 15 – Disproportionally Greater Need 50 – 80% AMI

Data Source: 2016-2020 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	660	1,435	0
White	550	855	0
Black / African American	15	165	0
Asian	45	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	285	0

Table 16 – Disproportionally Greater Need 80 – 100% AMI

Data Source: 2016-2020 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 CHAS data provided by HUD shows that 5,960 households between 0-100% AMI have one or more of the four housing problems defined by HUD.

Among households in West Hartford between 0-30% AMI, 78 percent of the jurisdiction as a whole has one or more of four housing problems. Among this group, 93 percent of Hispanic households (260 households) have housing problems.

Among households in West Hartford between 30-50% AMI, 82 percent of the jurisdiction as a whole has one or more of four housing problems. Among this group, 100 percent of Asian households (140 households), 94 percent of Black/African American households (165), and 92 percent of Hispanic households have housing problems.

Among households in West Hartford between 50-80% AMI, 57 percent of the jurisdiction as a whole has one of more of the four housing problems. Among this group, 72 percent of Asian households (155 households) have housing problems.

Among households in West Hartford between 80-100% AMI, 32 percent of the jurisdiction as a whole has one or more of the four housing problems. Among this group, only 11 percent of Hispanic households (35 households) and 8 percent of Black/African American households have housing problems, and no group has disproportionately more problems than the jurisdiction 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

West Hartford is a majority white city, with 75 percent of households identified as White/Non-Hispanic. The next largest racial/ethnic group is Hispanic households at 11 percent, Asian households at 6 percent, and Black/African American households at 6 percent. There are also an estimated 37 American Indian/Alaska Native households, which comprise less than 1 percent of the population.

HUD asks grantee communities to evaluate the extent that any racial or ethnic group has a disproportionately greater housing need in comparison to the needs of the population as a whole. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of persons in the category as a whole. The following tables depict households with severe housing needs (lacks complete kitchen facilities, lacks complete plumbing facilities, has more than 1.5 persons per room, and/or household has a Cost Burden over 50%). Within West Hartford, most of the households experiencing severe housing problems, cite housing cost and cost burden although some overcrowding may occur as families are faced with living in smaller units to save housing costs. Housing units lacking complete kitchen facilities or plumbing are not common in the Town.

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	1,805	530	275
White	1,205	430	135
Black / African American	215	25	90
Asian	150	20	44
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	225	50	4

Table 17 – Severe Housing Problems 0 – 30% AMI

Data Source: 2016-2020 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	845	1,320	0
White	625	935	0
Black / African American	50	120	0
Asian	80	64	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	165	0

Table 18 – Severe Housing Problems 30 – 50% AMI

Data Source: 2016-2020 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	565	2,000	0
White	370	1,435	0
Black / African American	40	115	0
Asian	60	165	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	80	225	0

Table 19 – Severe Housing Problems 50 – 80% AMI

Data Source: 2016-2020 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	120	1,970	0
White	95	1,310	0
Black / African American	4	175	0
Asian	20	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	310	0

Table 20 – Severe Housing Problems 80 – 100% AMI

Data Source: 2016-2020 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

Among households in West Hartford between 0-30% AMI, 69 percent of the jurisdiction as a whole has one or more severe housing problems. Among this group, 81 percent of Hispanic households (225 households) have severe housing problems.

Among households in West Hartford between 30-50% AMI, 39 percent of the jurisdiction as a whole has one or more severe housing problems. Among this group, 56 percent of Asian households (80 households) have severe housing problems.

Among households in West Hartford between 50-80% AMI, 22 percent of the jurisdiction as a whole has one or more severe housing problems. Among this group, no racial or ethnic group has a disproportionately greater need.

Among households in West Hartford between 80-100% AMI, 6 percent of the jurisdiction as a whole has one or more severe housing problems. Among this group, 13 percent of Asian households (20 households) have severe housing problems.

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:

As shown in Table 21 below, West Hartford is a majority White/Non-Hispanic city. The majority of households also experience no housing cost burdens. However, 28 percent of the households in West Hartford do experience a cost burden or severe burden.

HUD asks grantee communities to evaluate the extent that any racial or ethnic group has a disproportionately greater housing need in comparison to the needs of the population as a whole. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is a least ten percentage points higher than the percentage of persons in the category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,400	3,560	3,205	305
White	14,380	2,630	2,275	155
Black / African American	680	210	270	90
Asian	865	280	220	44
American Indian, Alaska Native	10	0	4	0
Pacific Islander	0	0	0	0
Hispanic	1,205	345	405	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

For the jurisdiction as a whole, 72 percent of households have no housing cost burden.

For the jurisdiction as a whole, 15 percent of households have a housing cost burden between 30-50% of income. Among this group, no racial or ethnic group has a disproportionately greater housing cost burden.

For the jurisdiction as a whole, 13 percent of households have a severe housing cost burden over 50% of income. 23 percent of Black/African American households (270 households) and 29 percent of American Indian/Alaska Natives (4 households) have a severe housing cost burden.

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?

Yes, Hispanic, Asian, Black/African American households and American Indian/Alaska Native households all experience disproportionately higher incidences of housing cost burdens as a racial/ethnic group compared to Non-Hispanic Whites. These groups also have greater need as a proportion of the population when considered at different income levels.

At the 0-30% AMI income levels, Hispanic households are disproportionately affected by housing problems. Hispanic households are also disproportionately affected by severe housing problems.

At the 30-50% AMI income levels, Asian households, Black/African American Households, and Hispanic households are disproportionately affected by housing problems. Asian households are also disproportionately affected by severe housing problems.

At the 50-80% AMI income levels, Asian households are disproportionately affected by housing problems.

At the 80-100% AMI income levels, Asian households are disproportionately affected by severe housing problems.

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

There may be a possible need for translation services for non-English speakers. According to 2016-2020 ACS estimates, roughly 5 percent of households in West Hartford have limited English. For the population that speaks English less than “very well” and may also need housing assistance, having informational brochures in their language as well as bilingual service providers (especially for illiterate persons) may help people access programs and services.

Related to language barrier issues, some of the people experiencing housing needs may be recent immigrants. ACS estimates that roughly 11,000 people in West Hartford are foreign-born, with 59 percent entering the US before 2000, and 21% entering the US between 2000 and 2009, and 20 percent entering since 2010 or later. Of the foreign-born population, roughly 26 percent are from Europe, 40 percent are from Asia, 26 percent are from Latin America, 2 percent are from Northern America, 4 percent are from Africa, and less than 1 percent are from Oceania. Immigrants may be facing cultural barriers as well as language barriers and require additional help navigating available services.

The Town has developed a municipal plan for working with Persons with Limited English Proficiency (LEP) across all departments. Municipal departments, specifically those that provide housing and community development assistance have a multi-lingual presence and many documents are provided in both English and Spanish (the most prominent second language).

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

According to Community Planning Development (CPD) Maps, racial and ethnic minorities tend to be more concentrated in the southeast Census tracts of West Hartford.

NA-35 Public Housing – 91.205(b)

Introduction

The West Hartford Housing Authority (WHHA) operates as a quasi-governmental agency in conjunction with the Housing and Urban Development Public Housing Program. WHHA manages apartment complexes with deed-restricted affordable units or Project-Based Housing Vouchers. The Town of West Hartford no longer owns any housing units.

WHHA's mission is to create, preserve, revitalize, and pursue affordable housing and community development opportunities in the Greater West Hartford region. They aim to serve a diverse mix of households and help residents maintain their independence by managing affordable, quality housing and providing housing assistance services. While WHHA works closely with local, state, and federal agencies, it is an independent, public organization overseen by a 5-member Board of Commissioners appointed by the West Hartford Town Council. WHHA currently manages six multifamily properties in West Hartford, totaling 397 units, of which 329 are designated affordable. WHHA managed properties include:

- Elm Grove Apartments: 40 garden-style units for the elderly and people with disabilities. Features include a community room, on-site parking, laundry facilities, and a garden. A Resident Services Coordinator is on site three days a week. Project-Based Vouchers are in place for all 40 units.
- Alfred E. Plant Apartments: 137 affordable units for residents age 55 and over. Features include a community room, on-site covered parking, laundry facilities, and a private courtyard garden. A Resident Services Coordinator is on site 3 days a week.
- Goodwin Apartments: 47 units, with 32 market-rate units and 15 affordable units. Features include off-street parking, in-unit laundry, and a community room. Faxon Apartments: 67 units, 53 of which are affordable and 14 that are market rate. Features include off-street parking and laundry facilities. A Resident Services Coordinator is on site 3 days a week.
- Faxon Apartments: 67 units, 53 of which are affordable and 14 that are market rate. Features include off-street parking and laundry facilities. A Resident Services Coordinator is on site 3 days a week.

- Lofts at 616 New Park: 54-unit transit-oriented development with easy access to CTfastrak. 43 units are affordable and 11 are market rate. Features include off-street and covered parking, community lounge spaces, a gym, and in-unit laundry. A Resident Services Coordinator is on site 5 days a week.

- Residences at 540 New Park Avenue: 52-unit transit-oriented development with easy access to CTfastrak. 41 units are affordable and 11 are market rate. Features include off-street parking, community spaces, a gym, and in-unit laundry. A Resident Services Coordinator is on site 5 days a week.

WHHA also has two new developments on the horizon:

- 900 Farmington Avenue: Currently under construction and expected to open in April 2025. There will be 44 units, all reserved for residents at or below 80 percent AMI.
- The Elle at 1244 North Main Street: Adaptive reuse and redevelopment project of a former synagogue into 49 housing units, 80 percent of which will be affordable. Units will be reserved for residents at various AMI levels.

WHHA also administers the Section 8/tenant-based voucher program for residents of West Hartford and is a subcontractor for J.D. Amelia & Associates through the Connecticut State Department of Housing's Rental Assistance Program (RAP).

The Section 8 wait list for affordable housing units is much longer than units available, with nearly 15,000 applications in the system and 1,000 applications in the lottery. Building wait lists are always open, and interested individuals may enter the wait list via an online application and request process.

Totals in Use

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 in use	0	0	0	475	6	467	0	0	0

Table 22 – Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	13,471	11,552	13,408	0	0
Average length of stay	0	0	0	5	7	5	0	0
Average Household size	0	0	0	1	1	1	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	219	4	215	0	0
# of Disabled Families	0	0	0	85	1	84	0	0
# of Families requesting accessibility features	0	0	0	475	6	467	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	382	6	374	0	0	0
Black/African American	0	0	0	85	0	85	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	7	0	7	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	146	2	142	0	0	0
Not Hispanic	0	0	0	329	4	325	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Section 504 of the Rehabilitation Act of 1973 prohibits Federal agencies and Non-Federal agencies receiving Federal funds from excluding people with disabilities, including psychiatric disabilities, from programs or activities – including specific housing programs – because of their disability. The current Section 504 plan discusses the elements and goals involved in converting housing units to render them accessible. The majority of the Town's Housing Authority developments are accessible with no major modification activities planned at this time.

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

West Hartford does not have any public housing. Housing Choice voucher holders are most in need of more permanent affordable housing stock. Waitlists are significantly longer than both the number of units and vouchers available. During public and stakeholder outreach and consultation, it was voiced that it has become increasingly difficult to find landlords interested in offering their available units for affordable housing because private market rents are easily obtained and usually exceed Fair Market Rent levels. The increasing numbers of absentee landlords and properties held by large management companies have also changed the market for decent and affordable units. In the private market, it is often difficult for households with limited incomes to save the required funds for a house down payment or two months' rent for a security deposit. These households may also need financial assistance with utilities. Downpayment and or Rent/Security/Deposit/Utility Assistance programs may prove beneficial.

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

18 percent of voucher recipients are disabled families, compared to 9 percent in the population at large. Physical and mental disabilities may hinder employment opportunities, contributing to a need for housing assistance for these families.

Black/African American and Hispanic families are both a disproportionately large part of the voucher recipient population. While Black/African American families make up 5 percent of total households, they account for 18 percent of voucher recipients. Similarly, while Hispanic families are 8 percent of total households, they account for 31 percent of voucher recipients. As discussed in Section NA-30, Black/African American and Hispanic households at large are disproportionately affected by housing problems, indicating the need for more affordable housing options and support services for this population.

Discussion

See narrative above

NA-40 Homeless Needs Assessment – 91.205€

Introduction:

West Hartford does not receive any funds from HUD to address homelessness issues as part of direct grant programs for this specific purpose. The Greater Hartford Coordinated Access Network (CAN), managed by Journey Home, addresses homelessness in the region and participates in the Connecticut Balance of State (CT BOS) Continuum of Care. The HUD supplied Table 24, Characteristics of Public Housing Residents by Program Type indicates that 0 of the 475 voucher holders were homeless at the time of admission.

There are currently no homeless facilities in West Hartford, with the exception of the Bridge Youth Shelter, which provides 9 shelter beds serving teens and young adults. Journey Home provides most of the homeless services to West Hartford residents. If homeless individuals do request services in West Hartford, they are referred to the services in the City of Hartford through the 211 United Way system.

West Hartford recognizes that the issue of homelessness is of a regional scale, as has HUD in the creation of the Continuum of Care planning process. Both the Hartford region CAN and CT BOS Continuum of Care are the applicable needs assessment, planning and implementation structures within which West Hartford works to meet homeless needs. The CT BOS Continuum of Care prepares an Annual Plan and applications for funding including a response to the HUD Notification of Funding Availability (NOFA). The CT BOS Continuum of Care works in conjunction with non-profits such as Journey Home, with front-line workers to coordinate referrals and other necessary actions. CTCANData.org provides a 211 Counts data dashboard which provides counts of 211 requests (up to 365 days in the past) by type of request, zip code, and whether the requests were able to be met.

In the 2024 Statewide Point-in-Time Counts, the CT BOS Continuum of Care counted 2,232 total sheltered homeless and 465 total unsheltered homeless, for a total of 2,697. This number includes 529 children, 59 chronically homeless adults (all single adults), 124 veterans (adult only), and 43 people with HIV/AIDS.

West Hartford embraces a homeless prevention philosophy by providing fair housing programs and services. The Department of Social Services collaborates with Connecticut State Marshals and the Bloomfield Health District on eviction prevention and related services. According to the CT Data Collaborative evictions database, West Hartford had 140 eviction filings and 318 renters facing eviction in 2024. The majority of these filings occurred in the southeastern area of Town (Census Tract 4961.00). Hispanic and Black households have a disproportionately greater need for eviction prevention services, as 25 percent of eviction defendants were Latino, despite representing only 11 percent of the total population, and 14 percent were Black, while they only represent 6 percent of the population.

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):

N/A

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

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

According to the CT Data Collaborative, 211 data shows that in 2023, there were 119 calls made to 211 regarding minors and adults with children (0-17 years old) from West Hartford who were in need of services related to housing insecurity. These 119 calls equated to 205 children in West Hartford in need of housing insecurity services. ACS data estimates there are approximately 7,466 households in West Hartford with one of more people under 18 years of age. This suggests that roughly 1.6 percent of households with children under 18 years old are in need of housing assistance.

No data is collected regarding veteran status for families in need of housing assistance in West Hartford. About 4.5 percent of West Hartford's population are veterans. The Department of Social Services helps connect West Hartford veterans with services and assistance offered by the Town, State, and Federal Government, including housing assistance.

As stated above, the Town of West Hartford has no emergency shelters, transitional housing, permanent supportive housing or permanent housing for homeless persons and/or families within its municipal borders. West Hartford contracts with Journey Home to provide homeless outreach services and will respond within 48 hours to any reports of unsheltered individuals in the town,

When West Hartford social workers receive referrals from the Police Department, Fire Department, and community members, the social worker does an assessment of overall needs, including an intake, to determine their individual needs and connect them to resources. West Hartford Social Services works to assist and help prevent at-risk persons or families from facing evictions in West Hartford through fair housing programs and access to Greater Hartford Legal Aid and other eviction prevention resources. West Hartford social workers work collaboratively with CT State Marshals and families scheduled for eviction to try to ensure they are connected to resources to prevent homelessness.

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

While it is likely that a small homeless population exists in West Hartford, its size and characteristics are not defined. This lack of definitions limits the ability to determine the exact needs of any homeless persons or families in the Town.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

While it is likely that a small homeless population exists in West Hartford, its size and characteristics are not defined. This lack of definitions limits the ability to determine the exact needs of any homeless persons or families in the Town.

Discussion:

See narratives above.

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

Introduction:

As part of the Town's Consolidated Plan update process, the needs of persons requiring supportive housing, including elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other substance use disorders, persons with HIV/AIDS and their families, and other special needs categories were analyzed and discussed. Through consultation with the public, agencies, and service providers, it was identified that there is a need for special needs services and infrastructure improvements. Some of the top priorities related to special needs populations included mental health support and programming, permanent affordable housing, elderly and disabled accessible housing, and accessible public facilities.

Describe the characteristics of special needs populations in your community:

Elderly/Frail Elderly: Within the several categories of disabilities, the inability for self-care and independent living difficulties are most indicative of a frail condition. Within West Hartford, over 21 percent of the population age 65 and over have such a difficultly, according to 2017-2021 ACS estimates. People with these kinds of difficulties may need some level of assisted living. Additionally, 17 percent of people aged 65 and over have an ambulatory difficulty which may require ADA-compliant, accessible homes.

Persons with Substance Use Disorders: West Hartford recognizes the existence of problems related to substance use among all age groups throughout the population. To this end the Town sponsors a formal council to provide oversight and guidance on related issues (The West Hartford Prevention Council). The Town has hired a Prevention Coordinator whose main responsibility is to organize a variety of educational programs, distribute written materials, and lead prevention activities for the West Hartford Community. The Town also works in partnership with the West Hartford-Bloomfield Health district to provide training, materials, and harm reduction kits throughout town. West Hartford was recently designated as a Recovery-Friendly Community by the State Department of Mental Health and Addiction Services and has a renewed commitment to promoting recovery programs and initiatives throughout the community.

Cognitive Difficulty: 2017-2021 ACS data indicate that there are over 2,000 West Hartford residents with cognitive difficulty. Within this total, roughly 17 percent were under 18, 47 percent were between age 18 to 64 and 35 percent were age 65 or older.

Mental Health Disorders: During the public outreach and consultation process for this Plan update, it was voiced that the incidences of mental health crises have been increasing. Although there has yet to be an identified root cause, it has been projected that economic and social stressors since the COVID pandemic have contributed to increased mental health challenges. Heightened awareness among service providers and an increase in assistance requests from persons in need have sparked the conversation about mental health needs. Within the Town of West Hartford there are three facilities designed to support the needs of

individuals facing mental health issues and/or developmental disabilities. The Robinson House group home, located on South Quaker Lane, is a licensed mental health residential living center that provides treatment for deaf individuals with severe and persistent mental illness. The Robinson House is licensed for 8 in-patient beds, but the facility also offers a companion apartment program. The Jewish Family Services of Greater Hartford operates an out-patient mental health clinic on Bloomfield Avenue. The Bridge Family Center on Farmington Avenue also provides an out-patient mental health clinic.

Veterans: Data from 2017-2021 ACS estimates indicated that 2,252 people in West Hartford were civilian veterans, or approximately 4.5 percent of the civilian population age 18 or older. Of these, roughly 4.9 percent are WWII veterans, 12.7 percent are Korean War veterans, 35.2 percent are Vietnam era veterans, 18.4 percent are veterans from the Gulf War era (8/1990 to 8/2001), and 8.6 percent are veterans since 9/2001. The Connecticut Point-in-Time homeless count tallied 124 homeless veterans in the Balance of State region. Although it is difficult to quantify the need at this time, it was discussed that the Town should be prepared to address this need if it arises during the upcoming strategy period. A collaborative effort between the Veterans Administration, the Town, the Housing Authority, appropriate State agencies, local service providers and local nonprofits would be the most effective method to address these needs if they should arise.

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

Through consultation with the public, agencies, and service providers, it was identified that there is a need for special needs supportive services and housing and infrastructure improvements. Some of the top priorities related to special needs populations included mental health support and programming, affordable housing, elderly and disabled-accessible housing and public facilities, and language and digital literacy programming.

West Hartford has an active network of non-profits that work collaboratively with the Town to address the issues of disabled and special needs populations in terms of housing and service needs. The Department of Social Services will continue to coordinate with providers in this area to assess needs, develop linkages, and support programs that create housing opportunities for identified needs. Outreach, referral, collaboration and support of existing programs and service providers will be key to identifying and developing successful programs.

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

The Greater Hartford Ryan White Title I Planning Council guides the planning for and expenditure of federal grants for health and social services for persons with HIV or AIDS in Hartford, Middlesex and Tolland Counties, within which West Hartford is located. The area has been designated a Transitional Grant Area (TGA), and the recipient of funds for the area is the City of Hartford's Health and Human Services Department.

The Connecticut Department of Health provides data on the number of AIDS Cases by year and cumulatively since 1980. A total of 3,617 people in the Hartford Transitional Grant Area were living with AIDS or HIV in the most recent 2019 data. Of these 3,617 individuals, 67 percent are male and 33 percent are female. 28 percent of these individuals are White, 31 percent are Black/African American, 39 percent are Hispanic, and 2 percent are "other."

Most of the housing, health and social services for persons living with HIV or AIDS in the immediate region are located in the City of Hartford. Although there is no data readily available to quantify the housing needs of West Hartford residents living with HIV or AIDS, it can be assumed that their health and social services are being met by the myriad organizations and service providers in Hartford.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209€(2) (ii))

Discussion:

See narrative above. West Hartford does not receive HOME funding as an entitlement and has no plans to use HUD resources for TBRA assistance.

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

Describe the jurisdiction's need for Public Facilities:

The Town's goal for community facilities and infrastructure as outlined in its 2020-2030 Plan of Conservation and Development (POCD) is to "Promote practices that will maintain and modernize Town facilities and infrastructure in order to meet the evolving needs of the community in sustainable ways and recognize the need to provide services harmoniously with West Hartford's place in the greater Hartford Region and State at large." Community need for public facilities, as it relates to programs and activities eligible for HUD funding under this Consolidated Planning process, include the support of senior, youth and neighborhood public facility improvements; support of accessibility improvements to public facilities and facilities providing services to the Town's low, moderate and special need populations; increasing recreational opportunities; and improvements addressing public health and safety concerns.

The provision of equitable services and opportunity for all residents of the Town regardless of income or disability is a priority. Elderly services, positive youth engagement, health services and neighborhood enrichment and support services and their associated public facility needs continue to be priorities for the Town. As these needs remain a priority, there is the need to ensure that facilities housing these important services are maintained, accessible, and appropriate for providing these services, especially to special need populations and those of low and moderate income. The Town, through its Consolidated Plan process, addresses public facility improvement needs through public/private partnerships with community stakeholders or on Town properties by assisting with the gap financing of needed improvements to facilities serving low and moderate or special needs populations in accordance with CDBG regulations.

Conversations as part of the needs assessment process also identified a need for quality, affordable child day care. There is a need for the expansion of certain types of specialized day care, such as before and after school day care, sick childcare, infant care, 'non-traditional hours' childcare (i.e. 2nd and 3rd shift) and care while parents are continuing education or job training.

Community health care clinics, so lower income residents have better access to health care; accessible neighborhood centers in underserved areas of the Town; and access to family resource centers were also cited as priority needs.

Improvements to and/or development of parks and recreational facilities are a high priority need for CDBG funding in the Town. The land area presently dedicated to active and passive recreational use in West Hartford is generally considered sufficient for the needs of the Town's population. The most pressing need in the Town regarding parks and recreation resources is the need to upgrade existing parks, open space and recreational facilities and to make ADA accessible accommodations and improvements.

How were these needs determined?

In documenting the non-housing community development needs of West Hartford, the Town has performed a review of the CDBG funding requests of recent years, has summarized

comments from community outreach efforts and has reviewed needs presented in current Town-wide community documents, programs, and applications.

Describe the jurisdiction's need for Public Improvements:

West Hartford's roads and streets provide its residents with access to jobs, services, and recreation and are a vital component of the Town's infrastructure. Maintenance and improvement of the Town's streets and sidewalks is therefore essential to continued viability and economic growth. There is a need in West Hartford to improve streets and sidewalks in the downtown business district for economic development.

Within income-eligible areas there is a need to maintain and reconstruct streets and sidewalks in support of redevelopment efforts, to improve accessibility, and address tripping and falling hazards. Storm drainage improvements are also needed to address ponding and flooding. Improvements to storm drainage systems, streets and sidewalks in residential neighborhoods help to maintain property values, address safety issues and enhance neighborhoods.

How were these needs determined?

In documenting the non-housing community development needs of West Hartford, the Town has performed a review of the CDBG funding requests of recent years and has looked to information provided in current Town-wide community documents, programs, and applications. Input from community outreach efforts were also used to determine need.

Describe the jurisdiction's need for Public Services:

The Town of West Hartford supplies a broad range of public services to meet the needs of its residents. These services are provided through a cooperative effort between the Town and non-profit service providers. The ability of the Town to deliver these services to low and moderate-income persons and families is enhanced by the fact that the CDBG Program is administered by the Department of Social Services. This leverages significant non-CDBG resources through the expenditures of CDBG funds.

Services for Seniors: West Hartford has a significant senior population, which creates a need for a wide range of services including healthcare, socialization, energy assistance, transportation, and counseling. There has also been an emerging need to address food insecurity and assistance to homebound elders. Similar to the general population, the rising cost of housing is resulting in a variety of hardships for seniors.

Youth Services: The West Hartford Department of Social Services is a vital partner within the comprehensive youth services network that exists in West Hartford. West Hartford contracts with the Bridge Family Center to maintain the West Hartford Youth Services Bureau (YSB). The YSB runs a teen center in Town that provides youth with opportunities to socialize within a drug-free, safe environment. Additionally, there are countless programs and activities offered by non-profit agencies and the town's Leisure Services Department all designed to provide positive enrichment activities to youth during their non-school hours. Continued collaboration

and coordination of various youth services to identify and fill gaps remains a priority need during the Five-Year Plan strategy period.

Persons with Disabilities: As with other social service needs, West Hartford has a well-established network for meeting the needs of persons with disabilities. This network includes direct Town services, State agency services through the Department of Developmental Services (DDS) and non-profit groups. There are two non-profits: the Jewish Association for Community Living and Jewish Family Services, which sponsor group homes and individual apartments in West Hartford. Specific identified needs relevant to persons with disabilities include declining financial resources and the rising cost of living; clients are living longer lives, which increases demand for supported and/or accessible residential living options; the cost of housing in West Hartford makes housing affordability a major concern; equal access to services and facilities; and the need for adequate transportation will be driving priorities during the strategy period.

Health Care: As with other community social service needs, the continuing rise in the cost of health care results in service gaps relating to a person or family's income, job status and insurance coverage. Through the Department of Social Services, the Town strives to coordinate service delivery to residents to avoid such gaps. This is particularly the case for low- and moderate-income people and families. Gaps often occur in the following: adequate dental care, health screening, in-home health care for elders, and awareness of available medical care. As part of the community outreach efforts, it was voiced that there is an increasing prevalence of individuals with mental and/or behavioral health issues. Mental health concerns affect all aspects of an individual's (and their family's) well-being and can affect shelter, access to basic needs and day-to-day stability. Food insecurity and costs of health care and prescription drugs on limited income have also increased in the community and are often observed during emergency calls by the police and fire departments.

HIV/AIDS Needs: As of 2020, according to the State of CT Department of Public Health's HIV Surveillance Registry, there were between 50 to 149 individuals in West Hartford who are living with AIDS or are HIV-positive.

Education, Enrichment and Job Training: During community outreach forums it was discussed that there is a continuing need to provide outreach to persons with limited English proficiency, assist with continued education and job training to tool individuals for employment, and to help individuals become engaged members of the community. Currently these needs are addressed through the combined efforts of the Town, the school board and non-profit organizations.

How were these needs determined?

In documenting the non-housing community development needs of West Hartford, the Town has performed a review of the CDBG funding requests of recent years and has looked to information provided in current Town-wide community documents, programs, and applications. Input from community outreach efforts were also used to determine need.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Town of West Hartford is located in Hartford County, in the north central portion of the State of Connecticut. Spread out over 22 square miles, the Town has a total population of approximately 63,000 people residing in 17 Census Tracts (CT4961 through 4977) (2020). Once a small suburb of Hartford, West Hartford has emerged into a bedroom/commuter community for the entire Hartford-Springfield metropolitan area. The Town's close proximity to Hartford, excellent school system and high quality of life have increased the demand and cost of housing and reduced the availability of affordable housing. The Town contains over 25,000 occupied housing units, 66 percent of which are owner-occupied. This tight housing market, along with finite rental opportunities, limits the possibilities for young families, seniors and low to moderate-income families to find housing within the Town.

Within Hartford County, many low to moderate-income households struggle for economic self-sufficiency and to preserve a decent environment for their families. A primary need is the lack of affordable housing in the area.

The Town has an older developed area known locally as the Elmwood section, which is densely populated, with the highest densities located in census tracts 4967, 4968, 4969, and 4971. These census tracts are also generally the same as the areas with higher concentrations of low- to moderate-income persons. The Town has made a concerted effort to revitalize this area. As part of this effort, Community Development Block Grant (CDBG) and other funds have been targeted for use in these areas to provide housing rehabilitation, community facilities, and public improvements.

As will be discussed in the subsections that follow, the Town also recognizes that there are pockets of higher concentrations of racial/ethnic minorities and low-income households within the Town.

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

Introduction

According to 2016-2020 ACS estimates, there are 26,725 total housing units in West Hartford. The housing stock is primarily owner occupied at about 66% of all occupied housing units. There is an overall 4.9% vacancy rate, with homeowner vacancy rates at about 1.7%, while the rental vacancy rate is about 4.7%.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,405	65%
1-unit, attached structure	1,365	5%
2-4 units	2,895	11%
5-19 units	1,560	6%
20 or more units	3,380	13%
Mobile Home, boat, RV, van, etc	120	0%
Total	*26,725*	*100%*

Table 26 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	395	5%
1 bedroom	310	2%	2,840	37%
2 bedrooms	2,555	15%	2,760	35%
3 or more bedrooms	14,755	84%	1,785	23%
Total	*17,620*	*101%*	*7,780*	*100%*

Table 27 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

According to the 2023 Affordable Housing Appeals List, West Hartford had 27,240 total housing units (from 2020 Census), with 7.65% of the units qualifying as affordable. This includes 695 governmentally assisted units, 857 tenant rental-assistance units, 286 CHFA/USDA mortgages, and 245 deed-restricted units of 2,083 units.

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

West Hartford does not anticipate a loss of affordable housing units at this time.

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

The most common property type is a 1-unit detached structure (65% of housing stock). However, the low homeowner vacancy rate indicates that demand for homeownership in West Hartford, especially affordable homeownership, is greater than the supply of homes.

The renter unit sizes appear to meet the needs of the renter population. According to Table 32, roughly 42% of units (3,235) are 0-1 bedroom, and according to 2016-2020 ACS estimates, roughly 46% of renters (3,594) are single-person households. Additionally, 35% of renter units (2,760) have two bedrooms and 39% of renter households (3,050) have 2 to 3 people; and 23% of renter units (1,785) have 3 or more bedrooms and 15% of renter households (1,138) have 4 or more people.

Conversely, most owner-occupied units are homes with many rooms: 84% of owner-occupied units (14,755) have 3 or more bedrooms, while only 26% of households (4,603) have four people or more. While 23% of owner-occupied households (4,074) have only one person, 0-1 bedrooms are only 2% of units (310); additionally, 51% of owner-occupied households (8,947) have 2 to 3 people, and only 15% of houses (2,555) have 2 bedrooms. Homeowners may favor more bedrooms than strictly necessary for their current household size for many reasons (using extra bedrooms as guest rooms or offices or holding extra rooms in anticipation of future children or for elderly parents or grandparents to move in). However, a larger stock of smaller, affordable owner housing units may be beneficial for low-income single people and couples, such as elderly homeowners who wish to downsize.

Describe the need for specific types of housing:

According to the West Hartford Affordable Housing Plan, ownership-housing need is greatest for households with incomes below 80% HAMFI. An affordable ownership-housing unit valued at 80% HAMFI would be at or below $225,000. For rental housing, the greatest need is for affordable rental housing at incomes at or below $15,000 (19% HAMFI), equating to $375 or less monthly rent costs.

In addition to affordable housing, the public engagement process revealed that there is a large need for more accessible housing, especially for elderly residents. Generally, privately owned, unsubsidized apartments complexes in West Hartford do not offer ADA-compliant units for disabled people. Housing intended for the elderly (both not-for-profit and privately owned) have a small percentage of units that are ADA-compliant. While the Elm Grove Apartments managed by the West Hartford Housing Authority does offer 40 units for the elderly and persons with disabilities, the wait list for these units is currently closed. Increasing the stock of ADA-compliant units as the population of West Hartford continues to age will be an important housing goal. West Hartford Fellowship Housing has 261 affordable units that are undergoing

renovations and expansion, including accessibility improvements. CDBG funds were used to fund the replacement and modernization of an elevator. The new development will have a total of 300 units, of which 80 percent will be reserved for residents at or below 80 percent of AMI.

Discussion

See narrative above.

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

Introduction

The Town updated its Plan of Conservation and Development (POCD) in 2020. According to the feedback received during the Plan's community engagement process, "the community expressed a number of ideas and desires regarding neighborhoods and housing. Residents characterized the Town as being walkable with well-maintained homes and properties located in residential neighborhoods of varying and distinctive character. Residents identified the Town's diversity of housing types, styles and density as contributing to the Town's stable housing market. Residents also expressed concerns about weaknesses and threats to the Town's neighborhoods and housing. These include high property tax rates, housing choice and cost for seniors and young adults, and commercial creep into certain neighborhoods from adjacent commercial areas" (p. 28). As such, the Local Neighborhoods & Housing Goal is to "enhance and maintain West Hartford's existing neighborhoods and encourage diversity of housing types and costs to provide access and availability of housing options to current and future residents" (p.28). Strategies and actions include investing in neighborhood infrastructure including sidewalks; promoting the maintenance, rehabilitation, and improvement of the Town's existing housing stock; and reviewing the zoning ordinance to encourage the availability of a range of housing types and affordability levels.

According to Table 5, median income increased from $86,569 in 2015 to $105,230 in 2020 (22%). When the 2015 figure is adjusted for inflation to 2020 dollars ($95,557), the purchasing power of the median income increased by 10%. Median home values over the same period increased 5% (from $313,500) in 2015 to $330,100 in 2020). Similarly adjusted for inflation, home prices actually decreased by 5% during this period. However, like many towns in Connecticut, the COVID-19 pandemic resulted in increased buyer demand for single-family homes since 2020, resulting in higher prices and a very competitive housing market that is difficult for first-time buyers to break into.

Median contract rent increased by 11% from $1,087 in 2015 to $1,207 in 2020, as shown in Table 33. When adjusted for inflation, rents remained stable, with less than a 1% increase. However, if incomes do not keep pace with inflation, households that could previously afford housing costs comfortably may become priced out, especially renter households facing rising rents.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	313,500	330,100	5%
Median Contract Rent	1,087	1,207	11%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	770	9.9%
$500-999	1,480	19.0%
$1,000-1,499	3,455	44.4%
$1,500-1,999	1,240	15.9%
$2,000 or more	830	10.7%
Total	*7,775*	*100.0%*

Table 29 – Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	505	No Data
50% HAMFI	1,010	355
80% HAMFI	3,665	2,670
100% HAMFI	No Data	4,540
Total	*5,180*	*7,565*

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,121	1,319	$1,654	$2,000	$2,425
High HOME Rent	$1,121	1,319	$1,654	$2,000	$2,239
Low HOME Rent	$1,066	$1,142	$1,371	$1,583	$1,766

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents: June 2024

Is there sufficient housing for households at all income levels?

No. West Hartford's reputation as a strong, desirable residential community is market driven and has market appeal to an affluent buyer or renter. Its proximity to Hartford, other major areas of employment, and transportation increases its desirability. In general, higher-end housing that attracts high-earning households and can create a greater profit margin for developers and will get developed most often. Less-profitable affordable housing will be underdeveloped compared to the needs of the area.

For example, according to Table 35 there are only 505 units affordable to households earning 30 or less of HAMFI. According to 2016-2020 CHAS Table 1 for West Hartford, there are 1,595

renter households at this income level, yielding an undersupply of 1,090 units. The number of housing units and number of households for renters in the 30%-50% HAMFI level are about even (1,010 units and 960 households, an oversupply of 50 units). However, there are 3,665 rental units affordable to 80% HAMFI, but there are only 1,625 renter households earning 50%-80% AMI, yielding an oversupply of 2,040 units. Information is not given for renter units above 80% AMI, although 12% of renters earn 80%-100% AMI and 34% of renters earn over 100% AMI. This housing unit mismatch can contribute to households becoming cost-burdened, as there are not enough affordable units to meet the need at the extremely low-income category.

The general trend is evident in owner-occupied units and households. Information is withheld on Table 35 on owner units at the 30% HAMFI level (roughly 6% of homeowners fall into this income category), but at the 30%-50% income bracket there is an undersupply of 680 affordable units (355 units to 1,035 households). The 50%-80% income bracket has an oversupply of 770 units (2,670 units to 1,900 households). However, at the 80-100% income bracket there is an oversupply of 3,320 units (4,540 units to 1,220 households). Information is not given for owner units over 100% AMI, although 70% of owner households fall into this category.

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

According to Table 33, median home values have increased by 5% from 2015 to 2020 and median contract rent has increased 11% in the same period. Continually rising rents without a concurrent rise in incomes will likely result in more households becoming cost-burdened or being priced out of the market.

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 median contract rent in Table 33 is $1,207. This is higher than the HUD HOME rents/Fair Market Rents (FMR) for the area for efficiencies ($1,121) and 1-bedroom apartments ($1,319 for FMR and High HOME, $1,142 for low HOME). However, the median contract rent is lower than the FMR/HOME rents for units that have 2 or more bedrooms.

According to recent statistics on the rental market in Connecticut, as of December 2024, the median rent for all bedroom counts and property types in West Hartford, CT is $2,100. This is +5% higher than the national average. This indicates that much of the private market rentals are priced higher than the HUD rent limits.

Discussion

See narratives above.

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

Introduction

Data from the 2011-2015 ACS indicate that only 82 occupied housing units (0.3%) in West Hartford lacked complete plumbing facilities and only 231 units (0.9%) lacked complete kitchen facilities. These figures decreased to 19 housing units and 148 housing units, respectively, in the 2016-2020 ACS data. According to Table 7 (2016-2020 ACS data), there were 95 renter units and 8 owner units in West Hartford that were substandard (lacking complete plumbing or kitchen facilities).

West Hartford experienced a slight decrease in the vacancy rate of its housing stock from 2015 to 2020. According to the 2011-2015 ACS estimates, the Town had 1,327 vacant housing units, or approximately 5.1% of the total housing stock. In the 2016-2020 ACS data, it is estimated that the Town had 1,315 vacant housing units, or roughly 4.9% of the total housing stock. However, this is split between a 1.3% vacancy rate for homeowners and a 4.4% rental vacancy rate.

While West Hartford's occupied housing stock is generally in fair to good condition, an indeterminate number of the vacant housing units may have issues with their condition.

More than 40% of the housing units in West Hartford were built before 1950, making them over -75 years of age. These older housing units often require more maintenance; replacement, renovation or rehabilitation of building components; may contain lead-based paint and/or asbestos-containing materials and/or may require modifications to the structure to make them more energy efficient.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

West Hartford defines a "standard condition" housing unit as one that complies with the HUD Housing Quality Standard (HQS) and all state and local codes. A unit in "substandard condition but suitable for rehabilitation" does not meet the standard condition criteria but rehabilitation is both structurally and financially feasible.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,055	23%	3,070	39%
With two selected Conditions	-		-	
With three selected Conditions	-		-	
With four selected Conditions	-		-	
No selected Conditions	13,570	77%	4,710	61%
Total	17,625		7,780	

Table 32 – Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	655	4%	651	8%
1980-1999	890	5%	797	10%
1950-1979	8,666	49%	3,412	44%
Before 1950	7,413	42%	2,922	38%
Total	17,624	100%	7,782	100%

Table 33 – Year Unit Built

Data Source: 2016-2020 ACS

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.	16,079	91%	6334	81%
Housing units built before 1980 with children present	900	5.6%	356	5.6%

Table 34 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	-	-	-
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Table 35 – Vacant Units

Need for Owner and Rental Rehabilitation

One of the most difficult barriers to creating and improving affordable housing is the age of the housing stock and costs involved with rehabilitation. The older stock found throughout the Town causes great financial difficulties for rehabilitation. Bringing these structures up to State and local code, in many cases, is not financially feasible. Addressing hazardous building materials and potential historic preservation concerns often increases the cost of rehabilitation of older housing stock. Many potential affordable housing improvements and creation of new affordable units through rehabilitation are lost due to this high cost of compliance. New strategies of financing, underwriting, and providing assistance to current owners and developers should be investigated to attempt to overcome the financial challenges faced when rehabilitating the older housing stock within the Town.

There is a need in the Town to address hazardous materials such as lead, asbestos, and radon in housing rehabilitation projects supervised by the Department of Health and/or other applicable Town agencies. When using federal funding historic preservation requirements may also impact project specifications. Currently, the Town uses nearly half of its CDBG allocation for housing rehabilitation to maintain and preserve its decent, safe and affordable housing options for households of low and moderate income.

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

Lead is a toxic chemical that has numerous adverse health effects on young children. While lead-based paint was banned from new construction in 1978, many older homes may still have paint with lead. Children living in or visiting these buildings may be at an increased risk of lead exposure, as paint chips or dust may be ingested by young children. National statistics (from *The Prevalence of Lead Based Paint Hazards in U.S. Housing,* Dave E. Jacobs et.al., 2002) provide some rough estimates to the percentage of units found to have lead paint by age structure. These percentages are as follows:

Pre-1940 56-75%

1940-1959 32-51%

1960-1970 6-12%

HUD provides a simplified way to estimate risk of lead-based paint hazard in Table 39 based on the number of units built before 1980 and the overall percentage of households with children under the age of 6. Housing units built before 1980 have some risk of presence of lead paint, as lead paint was banned in 1978. Due to the age of the housing stock in West Hartford, most units were built before 1980 (91% of owner-occupied units, and 81% of renter-occupied units) for a total of 22,413 units. It should be noted that not all these units contain a health risk since many units are well-maintained and may not necessarily contain deteriorated painted surfaces, lead paint dust, or lead contaminated soil. As shown by national statistics, older housing stock is more likely to have lead issues. Also, units with no children under 6 years of age pose a limited risk, since toddlers and young children are the subpopulation most at risk for lead poisoning.

Using the CHAS statistic that 5.6% of all West Hartford households have a child under the age of 6 present, Table 39 estimates that there are 900 owner-occupied units, and 356 renter-occupied units built before 1980 with a child under age 6. Out of the 22,413 units built before 1980, the greatest risk for lead paint is in structures built before 1940. According to the 2016-2020 ACS data, there are 7,156 such units in West Hartford (4,760 owner-occupied and 2,396 renter-occupied). Of these, using the estimate of households with children under 6 (5.6%), it can be assumed that 400 contain a child under the age of six. These structures should be targeted for lead testing.

Discussion

Using its CDBG allocation, the Town of West Hartford has funded lead abatement and prevention through its Housing Rehabilitation program. Emphasis is placed on households having low and moderate incomes and on families residing in housing stock in need of maintenance and/or rehabilitation.

Through the West Hartford – Bloomfield Health District, affected children can be screened for lead poisoning, families can receive educational awareness materials and counseling, and financing and follow-up is provided for lead abatement alone or as part of housing code related rehabilitation projects for eligible households.

The construction managers for West Hartford's Housing Rehabilitation program are each certified lead paint inspectors. They have undergone all applicable training in HUD's new regulations. One of their tasks is to be certain that all projects funded through West Hartford's CDBG grant are in compliance with applicable HUD regulations.

From the 2020 CT Department of Public Health Childhood Lead Poisoning Surveillance Report a total of 1,084 children under the age of six living in West Hartford were tested for lead poisoning. 95.5% had blood lead levels in the safe range 0-3.5 micrograms per deciliter (mcg/dL). 49 children (4.5%) tested had blood lead levels of more than 3.5 mcg/dL. 8 children (0.7%) tested had blood lead level of more than 5 mcg/dL. One tested child had blood levels of more than 20 mcg/dL. The Town's level of 0.7% is lower than the state-wide rate of 1.7% of tested children having blood lead levels of over 5 mcg/dL. The West Hartford-Bloomfield Health District continues to monitor blood lead levels for West Hartford. In 2024, The Health District reported that 14 children tested had blood lead levels of more than 5 mcg/dL. When a child's test results show elevated blood lead levels, the local health district is required to complete a comprehensive home inspection which includes testing soil, water, and surfaces inside and outside the home. In 2024, West Hartford-Bloomfield Health District completed 11 comprehensive inspections. To address the issues of childhood lead-poisoning, lead-testing and education will continue to be supported and included as part of the town's rehabilitation program. Education and community outreach efforts and collaborative efforts with the West Hartford- Bloomfield Health District's lead prevention program will also be continued.

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

Introduction

The West Hartford Housing Authority (WHHA) is a quasi-governmental agency established by enabling legislation of Federal, State, and municipal governments. The Mission of the West Hartford Housing Authority is to create, preserve, revitalize, and pursue affordable housing and community development opportunities that serve a diverse mix of households. The core efforts of the Authority will be focused in West Hartford, and through their affiliate Trout Brook Realty Advisors they will acquire, develop, manage, and rehabilitate affordable housing units and increase affordable housing activity throughout the State of Connecticut. In 2024, the WHHA received its Moving to Work (MTW) designation from HUD. WHHA was selected as an MTW agency through the MTW Flexibility for Smaller PHAs II Cohort of the MTW Expansion. WHHA's participation in the MTW program is through the end of its Fiscal Year 2045. Services provided by the WHHA include:

- Housing Choice Voucher Services, which includes both project-based vouchers and tenant-based vouchers. Both types of vouchers are available to veterans through the Veteran's Affairs Supportive Housing (VASH) program.
- The Family Self-Sufficiency (FSS) Program, which helps WHHA clients become more financially stable. Families in the program are provided opportunities for education, job training, and other forms of social services assistance.
- Property management services for six apartment complexes in West Hartford. West Hartford does not have any public housing. The properties managed by WHHA are detailed below.
- The WHHA also leases to the Town of West Hartford the Hillcrest Area Neighborhood Outreach Center (HANOC), which is a vital community center that offers after school programming to youth to meet the needs of low-income families.

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			0	670			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

West Hartford does not have public housing, but the WHHA manages apartments complexes with deed-restricted affordable units or with Project-Based Housing Vouchers. WHHA currently manages six multifamily properties in West Hartford, totaling 397 units, of which 329 are designated affordable.

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:

West Hartford does not have public housing, but the WHHA manages apartments complexes with deed-restricted affordable units or with Project-Based Housing Vouchers. WHHA currently manages six multifamily properties in West Hartford, totaling 397 units, of which 329 are designated affordable. WHHA managed properties include:

- Elm Grove Apartments: 40 garden-style units for the elderly and people with disabilities. Features include a community room, on-site parking, laundry facilities, and a garden. A Resident Services Coordinator is on site three days a week. Project-Based Vouchers are in place for all 40 units.
- Alfred E. Plant Apartments: 137 affordable units for residents age 55 and over. Features include a community room, on-site covered parking, laundry facilities, and a private courtyard garden. A Resident Services Coordinator is on site 3 days a week.

- Goodwin Apartments: 47 units, with 32 market-rate units and 15 affordable units. Features include off-street parking, in-unit laundry, and a community room.
- Faxon Apartments: 67 units, 53 of which are affordable and 14 that are market rate. Features include off-street parking and laundry facilities. A Resident Services Coordinator is on site 3 days a week.
- Lofts at 616 New Park: 54-unit transit-oriented development with easy access to CTfastrak. 43 units are affordable and 11 are market rate. Features include off-street and covered parking, community lounge spaces, a gym, and in-unit laundry. A Resident Services Coordinator is onsite 5 days a week.
- Residences at 540 New Park Avenue: 52-unit transit-oriented development with easy access to CTfastrak. 41 units are affordable and 11 are market rate. Features include off-street parking, community spaces, a gym, and in-unit laundry. A Resident Services Coordinator is on site 5 days a week.

WHHA also has two new developments on the horizon:

- 900 Farmington Avenue: Currently under construction and expected to open in April 2025. There will be 44 units, all reserved for residents at or below 80 percent AMI.
- The Elle at 1244 North Main Street: An adaptive reuse and redevelopment project of a former synagogue, turning it into 49 housing units, 80 percent of which will be affordable. Units will be reserved for residents at various AMI levels.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 37 – Public Housing Condition

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

West Hartford does not have public housing, but the WHHA manages apartment complexes with deed-restricted affordable housing units or with Project-Based Housing Vouchers. The Elm Grove Apartments underwent major renovation in 2018 to better serve its residents. Three locations, 616 New Park, 540 New Park, and the Goodwin Apartments are all new construction within the last 10 years. The Faxon Apartments are also newly renovated apartments. WHHA also has two new apartment complexes being developed including 900 Farmington Avenue and The Elle at 1244 North Main Street.

In addition to WHHA properties, the West Hartford Fellowship Housing has 261 affordable units that are undergoing renovations and expansion. The new development will have a total of 300 units, of which 80 percent will be reserved for residents at or below 80 percent of AMI.

Restoration and revitalization of existing properties for affordable housing will be important over this strategy period for increasing the supply of affordable housing in West Hartford.

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

According to the most recent five-year (2025-2029) Public Housing Authority (PHA) Plan submitted by WHHA, the strategies to address the need for affordable housing for all eligible populations are as follows:

- Expand housing opportunities through voucher administration.
- Expand housing opportunities through development.
- Improve cost efficiency and participant satisfaction of the voucher administration.
- Improve cost efficiency, tenant satisfaction and quality of life of tenants of all WHHA managed properties.
- Promote self-sufficiency.
- Attract, retain and develop qualified staff.
- Increase public awareness of agency and affordable housing.
- Excellence in the administration of voucher programs.
- Excellence in the administration of programs at managed properties.

Discussion:

See narratives above.

MA-30 Homeless Facilities and Services – 91.210€

Introduction

As discussed previously in the Homeless Needs Assessment section, the Town of West Hartford has no emergency shelters, transitional housing, permanent supportive housing or permanent housing for individuals experiencing homelessness within its municipal borders. Like most of the communities within the Capitol Region, West Hartford relies upon homeless facilities and services in the region to meet the needs of the homeless population within West Hartford. While it is likely that a small homeless population exists in West Hartford, its size and characteristics are not defined. This lack of definition limits the ability to determine the exact needs of any individuals experiencing homelessness in the Town, and to discern whether any additional homeless facilities or services are needed in West Hartford.

As per Section 91.210 of the Consolidated Plan rule, the Town has compiled an inventory of those facilities and services that assist homeless individuals, homeless families with children, and other homeless sub-populations based upon both the Greater Hartford region and the Balance of State Continuum of Care applications. Currently, when a family or individual experiencing homelessness presents themselves to the Town and is in need of assistance, we will refer to appropriate resources, and ensure they are connected to the Coordinated Access Network for triage.

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)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 – Facilities and Housing Targeted to Homeless Households

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

West Hartford's efforts in this area have continued to focus on prevention, through partnerships with both fair housing and legal services agencies and a variety of other partners, seeking to connect residents to resources that will help them stabilize.

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.

Providers of service to people experiencing homelessness in Connecticut are coordinated via the Coordinated Access Networks (CANs). CAN is a system that can provide wraparound services to all individuals and households experiencing homelessness. It is a standardized method for accessing housing/homeless services from the point that a household experiences homelessness to the point that they achieve stable housing. It requires standardized and written protocols, assessment tools, and agreed upon priorities among the community who serve those experiencing homelessness. In the Greater Hartford region, Journey Home is the lead agency for the CAN.

The State Department of Housing (DOH), with partners from the CT Coalition to End Homelessness, Partnership for Strong Communities, and the Department of Mental Health and Addiction Services (DMHAS), designed this system of eight Coordinated Access Networks (CANs), or regions, based on the transient movement of people experiencing homelessness. West Hartford participates in the Greater Hartford Coordinated Access Network. For persons experiencing housing insecurity, the point of entry is through the 211 (211.org) system.

211 can be accessed by phone or computer (211.org). A toll-free call to 211 connects persons to a community resources specialist who will avail critical services to the person in need. In additional, other resources can include:

- Supplemental food and nutrition programs
- Shelter and housing options and utilities assistance
- Emergency information and disaster relief
- Employment and education opportunities
- Services for veterans
- Health care, vaccination and health epidemic information
- Addiction prevention and rehabilitation programs
- Reentry help for ex-offenders
- Support groups for individuals with mental illnesses or special needs.
- A safe, confidential path out of physical and/or emotional domestic abuse

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

Introduction

As part of the Town's Consolidated Plan update process, the needs of persons requiring supportive housing, including elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families and other special needs categories were analyzed and discussed. Through consultation with the public, agencies, and service providers, it was identified that there is a need for special needs services and infrastructure improvements. Some of the top priorities related to special needs populations included mental health support and programming, permanent affordable housing, elderly and disabled accessible housing, and accessible public facilities.

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

Elderly/Frail Elderly: In West Hartford's 2020-2024 Consolidated Plan housing assistance for LMI and elderly residents were listed as a high priority need. Again, during this upcoming strategy period, housing assistance is seen as West Hartford's number one community development priority. West Hartford continues its partnership with the WHHA in an effort to increase the availability of affordable housing to as many elderly residents as possible.

Disabilities: West Hartford has an active commission for persons with disabilities, the West Hartford Advisory Commission for Persons with Disabilities. This group serves in an advisory capacity, monitoring issues affecting persons with disabilities and alerting the Town administration of issues needing attention. They improve public awareness and understanding of the needs, as well as rights of people with disabilities. The West Hartford Special Education PTO (SEPTO) is a district-wide special education PTO that provides support, education, and friendship to parents navigating their way through the school system with a child receiving special education services.

Addiction: The Town of West Hartford's Department of Social Services provides support for those who are involved in substance abuse and addiction. Our West Hartford Prevention Commission and Prevention Partnership Coordinate activities related to prevention and recovery. HIV/AIDS: The Greater Hartford Ryan White Title I Planning Council guides the planning for and expenditure of federal grants for health and social services for persons with HIV or AIDs in Hartford, Middlesex and Tolland Counties, within which West Hartford is located. The area has been designated a Transitional Grant Area (TGA), and the recipient of funds for the area is the City of Hartford's Health and Human Services Department. Most of the housing, health and social services for persons living with HIV or AIDS in the immediate region are located in the City of Hartford.

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

Within the Town of West Hartford there are three facilities designed to support the needs of individuals facing mental health issues and/or developmental disabilities. The Robinson House group home, located on South Quaker Lane, is a licensed mental health residential living center that provides treatment for deaf individuals with severe and persistent mental illness. The Robinson House is licensed by the State of Connecticut's Department of Public Health for 8 in-patient beds, but the facility also offers a companion apartment program. The Jewish Family Services of Greater Hartford operates an out-patient mental health clinic on Bloomfield Avenue. The Bridge Family Center on Farmington Avenue also provides an out-patient mental health clinic.

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€ with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315€

During the next year and over the upcoming strategy period, West Hartford will continue to support and fund, when possible, various programs, social services, and capital improvements that will benefit both homeless and special needs populations. These activities include the following:

- Preserve affordable and accessible housing through rehabilitation activities
- Enhance supportive social services for elderly or disabled homeowners
- Enhance outreach and assessment programs for homeless individuals and families
- Expand supportive housing services for persons with special needs
- Provide affordable housing options for elderly, disabled, or long-term care individuals
- Continue and expand services for seniors, persons with disabilities, youth, and those with mental and behavioral health disorders

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€ with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the next year and over the upcoming strategy period, West Hartford will continue to support and fund, when possible, various programs, social services, and capital improvements that will benefit both homeless and special needs populations. These activities include the following:

- Preserve affordable and accessible housing through rehabilitation activities
- Enhance supportive social services for elderly or disabled homeowners
- Enhance outreach and assessment programs for homeless individuals and families
- Expand supportive housing services for persons with special needs

- Provide affordable housing options for elderly, disabled, or long-term care individuals
- Continue and expand services for seniors, persons with disabilities, youth, and those with mental and behavioral health disorders

MA-40 Barriers to Affordable Housing – 91.210€

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Within the Town of West Hartford there are barriers to affordable housing, which include the cost and availability of land. West Hartford lacks vacant land for new development, as most neighborhoods are nearly fully developed. In recent years affordable housing production has been through rehabilitation and reuse of existing structures located throughout the Town. There has also been targeted demolition and redevelopment to provide new housing.

Lack of Developable Land: Future residential development will most likely take the form of small single family housing subdivisions, small-scale infill development in established neighborhoods and corridors, or adaptive reuse of existing buildings or previously developed sites. Redevelopment and adaptive reuse bring with them their own unique set of physical, financial and political challenges, while affordable single family detached housing developments are generally financially infeasible in an area with high land prices and other substantial development and construction costs.

Housing and Development Costs: In the past, a homeownership assistance program was established. It was mostly utilized for the purchase of existing homes, and new construction of units is limited. As the cost of ownership housing has increased dramatically in West Hartford, the cost gap that needs to be bridged to create affordable housing opportunities for moderate-income families has made the costs of this program prohibitive except in selected situations. One of the most difficult barriers to creating and improving affordable housing is the age of the housing stock and costs involved with rehabilitation. The older stock found throughout the Town causes great financial difficulties for rehabilitation. Bringing these structures up to State and local code, in many cases, is not financially feasible. Many opportunities for affordable housing improvements and creation of new affordable units are 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 Town.

Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program, (part of the American Rescue Plan Act of 2021) funds were used to establish a local Affordable Housing Development Program to provide financial assistance to eligible housing development or rehabilitation projects that increased the supply of affordable housing units in the Town. The program was designed to assist property owners and/or developers with direct financial assistance to reduce development costs of constructing affordable housing units. The program was designed to address the Town of West Hartford's commitment to expanding housing opportunity and choice by encouraging diversity of housing types and costs to provide access and availability of housing options to current and future residents.

West Hartford also faces a barrier to affordable housing when it comes to the market out-pricing potential development and homeownership opportunities for families in lower income brackets. With such a high average housing cost, it is very difficult to subsidize homeownership opportunities. West Hartford faces the dilemma of trying to serve the greatest number of

potential homebuyers yet still providing opportunities for homeownership to low-income households. For example, if families are given direct down payment assistance for 10% to 20% of their home purchase price, the Town will be able to assist very few families at a very high cost per housing unit. Conversely, if the Town creates a program to assist a larger population by providing limited assistance to potential home buyers, the financial assistance provided on a per family basis may not be sufficient to fill the gap and provide them with the financial incentive to purchase a home. As a result, only a very small portion of the population in need of assistance will likely be served.

Funding Reductions: During COVID, the Town of West Hartford received an increase in pandemic-related revenues. However, this funding will be spent down by 2025, returning to pre-COVID levels. The reduction in funding from various state and federal grants and other financial programs will limit the Town of West Hartford's ability to provide additional affordable housing units for local residents, as well as other communities around the country. First-ring suburbs like West Hartford are now facing an increasing number of housing, economic, and social challenges that were once confined to larger urban areas. These communities have historically had fewer financial resources to address these issues compared to their larger central city counterparts. Now, with a dwindling supply of funding, they are being called upon to tackle a greater number of problems with even fewer financial means.

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

Introduction

Economic Development Market Analysis

- The unemployment rate in West Hartford decreased between the 2011-2015 ACS and the 2016-2020 ACS, dropping from 5.64% to 3.9%.
- The total population in the civilian labor force and the civilian employed population increased slightly from 2015 to 2020.
- Income levels have been rising, except for individuals that have less than a high school degree (decreased from $35,720 in 2015 to $29,045 in 2020). From 2015 to 2020, the median income of the Town increased by 22%. However, when the median income is adjusted for inflation from 2015 to 2020, the purchasing power of the median household income increased only by 10.4%.

Over half of the workers that live in West Hartford work in the Education and Health Care Services sector (31%), Professional, Scientific, Management Services sector (15%), and Finance, Insurance and Real Estate sector (14%), with many of these workers commuting to Hartford. West Hartford residents are also highly educated, with 67% of residents aged 18 to 65 attaining an Associate's Degree, Bachelor's Degree, or Graduate or professional degree.

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	103	52	0%	0%	0%
Arts, Entertainment, Accommodations	1,991	3,280	7%	12%	6%
Construction	654	586	2%	2%	0%
Education and Health Care Services	8,950	9,547	31%	36%	6%
Finance, Insurance, and Real Estate	3,968	1,790	14%	7%	-7%
Information	841	411	3%	2%	-1%
Manufacturing	2,334	1,467	8%	6%	-2%
Other Services	882	1,028	3%	4%	1%

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	4,383	2,633	15%	10%	-5%
Public Administration	1,316	377	5%	1%	-3%
Retail Trade	2,080	3,640	7%	14%	7%
Transportation & Warehousing	837	866	3%	3%	0%
Wholesale Trade	889	639	3%	2%	-1%
Grand Total	29,228	26,316	-	-	-

Table 39 – Business Activity

Data Source: Census On the Map 2021

Labor Force

Total Population in the Civilian Labor Force	34,898
Civilian Employed Population 16 years and over	33,534
Unemployment Rate	3.9
Unemployment Rate for Ages 16-24	5.6
Unemployment Rate for Ages 25-65	2.8

Table 40 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	20,825
Farming, fisheries and forestry occupations	0
Service	4,005
Sales and office	5,572
Construction, extraction, maintenance and repair	1,317
Production, transportation and material moving	1,815

Table 41 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,270	78.2%
30-59 Minutes	5,224	17.6%
60 or More Minutes	1250	4.2%
Total	29,744	

Table 42 - Travel Time

Data Source: 2016-2020 ACS Table B08012

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	999	50	419
High school graduate (includes equivalency)	2,388	343	811
Some college or Associate's degree	4,104	152	918
Bachelor's degree or higher	19,333	360	2,430

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	21	215	112	317	756
9th to 12th grade, no diploma	435	113	158	553	398
High school graduate, GED, or alternative	1,229	646	887	2,009	2,023
Some college, no degree	1,724	890	815	1,659	1,392
Associate's degree	59	328	506	997	796
Bachelor's degree	1,516	3,785	2,013	5,372	2,878
Graduate or professional degree	136	2,648	2,570	5,756	3,590

Table 44 - Educational Attainment by Age

Data Source: 2016-2020 ACS Table B15001

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$29,045.00
High school graduate (includes equivalency)	$35,993.00
Some college or Associate's degree	$42,508.00
Bachelor's degree	$69,138.00
Graduate or professional degree	$95,625.00

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

Table 45, Business Activity, shows the number of resident workers in West Hartford, as well as the number of jobs within the Town boundaries. If the "jobs less workers" entry for a business sector is 0, then the workforce matches the number of jobs within the Town. A positive number indicates that workers need to commute to West Hartford to fulfill these jobs, and a negative number indicates that residents commute outside of Town. The largest business sector by employment (number of jobs) in West Hartford is "Education and Health Care Services" with 9,547 jobs and 8,950 workers (jobs less workers: 6%). Other large employment sectors include "Retail Trade" with 3,640 jobs and 2,080 workers (jobs less workers: 7%) and Arts, Entertainment, and Accommodations with 3,280 jobs and 1,991 workers (jobs less workers: 6%). Many of these jobs within West Hartford require workers from elsewhere to commute into West Hartford. The sectors where workers commute in to work jobs in West Hartford (Retail Trade; Education and Health Care Services; and Arts, Entertainment, Accommodations) tend to have lower earnings. The high cost of housing may price out these workers, such as retail workers, nurses, and teachers. Conversely, the largest business sectors by resident labor force (number of workers) include "Professional, Scientific, and Management Services" with 4,383 worker and 2,633 jobs (jobs less workers: -5%) and "Finance, Insurance, and Real Estate" with 3,968 workers and 1,790 jobs (jobs less workers: -7%). Many of these West Hartford residents commute to Hartford, the health insurance capital of America and home to companies such as Aetna. Residents are also likely to commute to Hartford to work in Professional, Scientific, Management Services (jobs less workers: -6%). Overall, this fits with West Hartford's identify as a first-ring commuter suburb of Hartford.

Describe the workforce and infrastructure needs of the business community:

According to the 2023 Regional Comprehensive Economic Development Strategy (CEDS), "The Capitol Region is struggling with resilience relating to the economy, infrastructure, housing, community capital, and institutions" and "as older workers retire in large numbers, attracting and retaining young people will be critical to the health of the Capitol Region's workforce." Top skills needed in the workforce include healthcare, CDL, tech, and manufacturing skills. Many of the jobs in the target industry clusters, such as advanced manufacturing, are known as "middle-skill jobs," which required more than a high school diploma but less than a four-year degree. The Region will need to provide workforce development programming for young adults to address the existing gap in the workforce and to ensure business retention and expansion.

The CEDS also outlines infrastructure needs that could be tied to business and job growth. The goals include developing more collaborative workspaces, creating downtown neighborhood districts, providing spaces that create a strong network for creative talent, attracting young professionals by facilitating mixed use Transit Oriented Development, supporting mixed-income housing development, and advancing regional connectivity by advancing the multi modal regional transportation system.

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.

According to the Town of West Hartford's Economic Development Report (December 1, 2023-February 29, 2024), significant investment in new retail, service, and food establishments are transforming the area. These new businesses are located in Bishops Corner, Farmington Avenue East, BBS/The Center, Park Road, the Design District, Elmwood, and Corbin's Corner. The influx of new businesses is creating numerous jobs opportunities, particularly in the service sector. However, many of these positions are lower-salary roles. The high cost of living in West Hartford means many employees commute from outside the Town. This highlights the need for more affordable housing options, especially as service-based businesses continue to expand. The influx of small businesses into the area also suggests a need for continued small business and startup support.

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

West Hartford is highly educated (61% with a bachelor's degree or more). While this highly educated population will be well-situated to respond to employment opportunities in the jurisdiction, the population with a high school diploma or less (roughly 17% of the population 25 to 64) may need additional resources and training to gain employment in higher-wage jobs.

Higher educational attainment is strongly correlated with higher median earnings in West Hartford. While the median yearly earning for a high school graduate is $35,993, the median earnings for a worker with some college or an associate's degree is $42,508, an 18% increase. Similarly, the median yearly earnings for a worker with a bachelor's degree is $69,138 (a 63% increase from someone with some college or an associate's degree) and $95,625 for a worker with a graduate or professional degree (a 38% increase from someone with a bachelor's degree). Greater educational attainment or vocational training may enable some LMI individuals to advance to higher-paying jobs, but they may also face various barriers to furthering education.

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 reported in the regional CEDS, in early 2019, Capital Workforce Partners (CWP) launched the Capital Area Pipeline Partnership (CAPP) as part of the state's Apprenticeship Connecticut Initiative (ACI). This initiative aims to address workforce needs by creating pathways for individuals to gain skills and employment through apprenticeships.

That same year, Governor Lamont established a revamped Governor's Workforce Council (GWC). The GWC quickly began implementing new and innovative workforce development initiatives to better align education and training with the needs of employers.

Additionally, in 2019 and continuing into 2020, the Connecticut Economic Resource Center was rebranded as AdvanceCT. This organization now collaborates closely with the GWC and the Department of Economic and Community Development (DECD) to enhance economic development and workforce training efforts across the state.

West Hartford's Economic Development Department partnered with West Hartford Public Schools to discuss manufacturing and the trades as prominent career path and ways the Public Schools could enhance their current curriculum to support these career paths. Economic Development Staff issued a Manufacturing Needs Assessment to 20 manufacturing businesses in Town to collect information on job openings, internships, training requirements, and job-shadow programs.

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

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 2023 Capitol Region's Comprehensive Economic Development Strategy (CEDS) has goals and objectives that may be coordinated with the Consolidated Plan. The CEDS aims to reshape the regional housing market through strategies such as developing a comprehensive housing strategy, supporting first-time homebuyers, and promoting mixed-income housing.

Discussion

See narratives above.

MA-50 Needs and Market Analysis Discussion

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

The composition and characteristics of West Hartford's population and its housing stock is mixed. Persons and families with the lowest incomes and the neighborhoods having the highest numbers of low-and moderate-income households have been designated as the highest priority for the receipt of Consolidated Plan funding, in all activity areas.

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

Most of West Hartford's neighborhoods include a mixture of households from all income levels, from all age groups and from all religious and ethnic backgrounds with the exception of the southeast quadrant. In this section of Town there is a pronounced concentration of racial/ethnic minorities living at extremely low and low-income levels. Due to the age of the housing stock and the lack of private funds being invested in this area the Town has, in recent years, made a concerted effort to revitalize the neighborhoods in this area. These efforts will continue over the Consolidated Plan strategy period in hopes that they will strengthen the Town as a whole and its low and moderate-income neighborhoods in particular. These efforts will also ensure that the living environment in the Town's most urban areas is decent, safe and affordable.

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

In West Hartford, housing market conditions are such that it is often difficult for low-mod income households to maintain safe and decent housing for themselves. The contributing causes of this condition include a short supply of available land for development, a shortage of new housing stock affordable to low-mod households and a shortage of funds available to assist those in need.

Are there any community assets in these areas/neighborhoods?

The southeast quadrant of Town remains the lowest income area in West Hartford, having the highest percentage of Low and Moderate Income (LMI) households, the highest number of non-white households and highest number of female-headed households. The area is both geographically and culturally isolated and is home to two of the largest affordable housing complexes within West Hartford. The Hillcrest Area Neighborhood Outreach Center (HANOC) is located within this area and provides LMI families with after school programs.

Are there other strategic opportunities in any of these areas?

There are limited strategic opportunities in the southeastern quadrant of West Hartford because it is already highly developed with residential, industrial and commercial uses.

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.

According to the Connecticut Broadband maps updated in 2024, West Hartford has a total of 19,870 broadband serviceable locations (BSLs). Of those locations, only seven do not meet the FCCs broadband standards of 100 megabits per second and upload speeds of 20 megabits per second. The State of Connecticut set a goal to have all BSLs to have access to broadband with 1 Gbps download speeds and 100 Gbps upload speeds. 94.5 percent of BSLs in West Hartford are meeting the State's Goal. West Hartford has a diversity in carriers including Frontier Fiber, GoNetSpeed Fiber, and Comcast, as well as cellular providers that now offer internet service to the home. This competition helps keep the costs down, ensuring that low-and moderate-income households can access broadband services.

While the majority of locations in the Town have access to broadband service, there may be a small percentage of low- and moderate-income families with school aged children who lack internet due to the cost associated. During the pandemic when public education operated remotely, the West Hartford Public School loaned around 20 hotspots, well below anticipated need. By comparison, the WHPS loaned out over 2,300 actual Chromebooks/iPads. Requests for internet service were very low because families were all working/learning from home and needed extra devices but not necessarily internet service.

In addition to the Public Schools, all three branches of the West Hartford Public Library have Wi-Fi hotspots available for lending. The hotspots allow users to connect up to 10 mobile devices at once to Wi-Fi.

In consultation with library staff, broadband and Wi-Fi access is less of an issue than the gaps in digital literacy. The digital divide is growing within the community resulting in a need for digital literacy support programs especially as more and more services and information is available online.

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

West Hartford has a diversity in carriers including Frontier Fiber, GoNetSpeed Fiber, and Comcast, as well as cellular providers that now offer internet service to the home. This competition helps keep the costs down, ensuring that low-and moderate-income households can access broadband services.

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

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

West Hartford, as part of the Capitol Region Council of Government (CRCOG), is included in the Capitol Region Natural Hazard Mitigation Plan for 2024-2029. Each of the 38 member municipalities, including West Hartford, receives individual Municipal Annexes with specific plan recommendations. For West Hartford, flooding is identified as a major concern, highlighted by the widespread flooding in 2021 due to storms. The Municipal Annex also notes that while winter storms remain a concern, climate change could alter this dynamic.

The Town has a history of significant flooding events and has implemented various mitigation measures over the years. West Hartford participates in the FEMA Community Rating System (CRS) and therefore has many flood-mitigation capabilities and programs in place. The Town was upgraded to Class-7 CRS community during the last 5-year cycle.

According to the Town's 2020-2030 Plan of Conservation and Development (POCD), significant structural mitigation projects were undertaken in the early 1980s, including rechanneling Trout Brook to remove 238 houses from the floodplain. In 2015, CT DEEP conducted dredging and maintenance of Trout Brook. The Town strictly regulates development in Special Flood Hazard Areas through its zoning ordinance.

Despite these efforts, flooding remains a major concern. Some flooding issues in West Hartford result from sanitary sewer service back-ups. The Metropolitan District Commission owns and operates the sewer system in West Hartford.

Winter storms continue to be a concern, with Town staff emphasizing the challenge of keeping residents warm during extreme weather, while also considering potential changes due to climate change.

High winds and downed trees, leading to power supply disruptions are also significant concerns. The emergency management team notes that the loss of power is exacerbated by lack of cell service in areas like Avon Mountain and Farmington Avenue.

Recent droughts have heightened concerns about water supply. Aquarion Water Company installed a temporary pipeline to bring water to areas suffering from low supplies during the drought conditions of 2017. MDC rarely transfers water to New Britain during droughts.

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

The West Hartford Municipal Annex to the Capitol Region Natural Hazard Mitigation Plan does not identify risks to low-and moderate-income households. Residents with special needs are more vulnerable to natural hazard risks. West Hartford's Emergency Management Department created a special needs registry for residents with health, medical, or other special needs

conditions. The registry helps emergency responders identify individuals who may need extra assistance during emergencies, evacuations, or extending utility outages.

According to FEMA Flood Insurance Rate Maps, flood risks are concentrated around Trout Brook and Piper Brook which coincide with the southeastern quadrant of West Hartford, where there is a concentration of low-income households and racial and ethnic minorities. The University of Connecticut Climate Change Vulnerability Index also shows flood vulnerability, based on flood risk, sensitivity, and adaptive capacity, is concentrated in the southeastern quadrant.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Town of West Hartford has established several priorities to meet its identified housing and community development needs for the next five years. These priorities are included in the Five-Year Consolidated Plan along with proposed projects, activities, accomplishments, and goals.

The Town's overarching priority for the use of its Consolidated Plan funding is to work toward equity for all residents and ensure sustainability through all supported programs and projects. Specific priorities include:

- Provide a residential rehabilitation program to income-eligible homeowners to address accessibility, building code violations and health and safety issues.
- Provide affordable rental housing opportunities for extremely low- and very-low-income renters by increasing the availability of and maintaining affordable rental housing.
- Enhance and expand lead-based paint, radon, and hazardous building material remediation/education and address code violations in residential units.
- Maintain and improve existing public facilities and encourage the development of additional facilities, particularly parks and recreation facilities, and facilities where supportive services are provided.
- Support projects designed to make current facilities accessible to persons with disabilities or to provide new facilities/equipment that are Americans with Disabilities Act (ADA-) compliant. Support community accessibility improvements, such as parking accessible to persons with disabilities, and other public improvements serving low-income and special need populations.
- Maintain and improve the Town's infrastructure particularly streets, sidewalks and storm drainage in low- and moderate-income (LMI) areas.
- Support the continuance and/or expansion of existing public service programs, including those that serve vulnerable populations, such as persons with disabilities, youth, seniors, those with behavioral health issues, individuals experiencing housing instability, and those with limited English proficiency, or which offer transportation services and employment training.
- Provide support services to people experiencing homelessness and those at risk of homelessness.
- Support programs and projects that protect public health and safety.
- Support administrative and planning activities necessary for the implementation of the Consolidated Plan, including educating and raising public awareness of fair housing and tenant-landlord counseling resources.

The Town of West Hartford will continue existing administration and planning activities necessary for the implementation of the objectives, actions and programs outlined in this Five-

Year Consolidated Plan (2025-2029), including fair housing counseling, tenant-landlord counseling and/or public awareness.

Goals and accomplishments for the entire Five-Year Strategy Period and for each Annual Plan Year thereafter will be set based upon the guiding priorities established above.

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

Geographic Area

1	Area Name:	HUD-approved LMI areas
	Area Type:	Local Target Areas
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	LMI areas in West Hartford are generally in the southeast quadrant near the Hartford border.
	Include specific housing and commercial characteristics of this target area.	A concentration of two to three family homes, apartment buildings and commercial zones are generally in West Hartford LMI areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Identified need for infrastructure, facility and structural improvements. The housing stock in West Hartford is older and needs improvement to address building code issues as they relate to older housing stock and deferred maintenance and ADA code compliance for access.
	Identify the needs in this target area.	Safe and affordable housing, support services and employment.
	What are the opportunities for improvement in this target area?	Road and infrastructure improvements, housing rehabilitation, facility upgrades and neighborhood stabilization improvements.
	Are there barriers to improvement in this target area?	In West Hartford, housing market conditions are such that it is often difficult for low-mod income households to maintain safe and decent housing for themselves. The contributing causes of this condition include a short supply of available land for development, a shortage of new housing stock affordable to low-mod households and a shortage of funds available to assist those in need. Deferred maintenance resulting from lack of resources or absentee landlords. Also, more effective communication between residents, business

		owners and Town administration and services is needed.
2	Area Name:	West Hartford - Townwide
	Area Type:	Municipality
	Other Target Area Description:	Municipality
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Municipal boundaries of West Hartford.
	Include specific housing and commercial characteristics of this target area.	Once a suburb of Hartford, West Hartford has emerged into a bedroom/commuter community for the entire Hartford-Springfield metropolitan area. ACS data indicates that 27.3% of the Town's total population are considered low/moderate income. West Hartford utilizes the HUD quartile method of calculating low- and moderate-income block groups. According to HUD low and moderate quartile calculations, census block groups with more than 38.2% of the population falling under the low/moderate income category are considered eligible target areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	While the Elmwood/Hillcrest Avenue neighborhoods and southeastern quadrant of the Town has the highest concentration of low-moderate income households, CDBG-funded activities are open to low- and moderate-income families regardless of where they live.
	Identify the needs in this target area.	Many low to moderate-income households struggle to achieve economic self- sufficiency and to preserve a decent environment for their families. A primary need is the lack of affordable housing in the area.
	What are the opportunities for improvement in this target area?	The Town's close proximity to Hartford, excellent school system and high quality of life have increased the demand and cost of housing and reduced the availability of affordable housing.
	Are there barriers to improvement in this target area?	The Town contains over 24,400 occupied housing units, 72% of which are owner-occupied, with a

		homeowner vacancy rate of roughly 1%. This tight housing market, along with finite rental opportunities, limit the possibilities for young families, seniors and low to moderate-income families to find housing within the Town.

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

To respond to the nature of the Community Development Block Grant (CDBG) Program, persons and families with the lowest incomes and the neighborhoods having the highest numbers of low- and moderate-income households have been designated as the highest priority for the receipt of Consolidated Plan funding, in all activity areas.

As described earlier in the Needs Assessment section of this Five-Year Consolidated Plan, the composition of West Hartford's population and its housing stock is mixed. As shown on the Low- and Moderate-Income Map attached, populations with the lowest incomes are concentrated in block groups in the southeastern quadrant of the Town. It is within these areas that CDBG funding will be targeted.

Most of West Hartford's neighborhoods include a mixture of households from all income levels, from all age groups and from all religious and ethnic backgrounds with the exception of the southeast quadrant. In this section of Town, there is a pronounced concentration of racial/ethnic minorities living at extremely low and low-income levels. Due to the age of the housing stock and the lack of private funds invested in this area, the Town has made a concerted effort to revitalize the neighborhoods in this area. These efforts will continue over the Consolidated Plan strategy period in hopes that they will strengthen the Town as a whole and its low and moderate-income neighborhoods in particular. These efforts will also ensure that the living environment in the Town's most distressed areas is decent, safe and affordable.

In West Hartford, housing market conditions are such that it is often difficult for low-mod income households to maintain safe and decent housing for themselves. The contributing causes of this condition include a short supply of available land for development, a shortage of housing stock affordable to low-mod households and a shortage of funds available to assist those in need.

The geographic areas selected for Consolidated Planning activities are the Town's low and moderate-income areas (generally the southeastern quadrant). The Town also supports Townwide or targeted projects or activities, which serve low- and moderate-income households or limited clientele persons defined as low and moderate-income.

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

Priority Needs

1	Priority Need Name	Provide a Residential Rehabilitation Program
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	LMI Areas Municipality
	Associated Goals	Protect and Increase Supply of Decent, Safe and Affordable Housing
	Description	Preserve decent, safe and affordable housing available to lower- and moderate-income homeowners through rehabilitation; provide accessibility, emergency system repairs and energy efficiency improvements; improve access and the availability of supportive social services to homeowners needing special assistance, especially elderly or disabled. • Support and encourage the development of new affordable housing in the Town. • Support and encourage the rehabilitation of existing owner-occupied housing units. • Support the delivery of support services that provide homeownership preparation training, financial literacy training and other services that prepare homeowners for the responsibilities and challenges that come with homeownership. • Enhance the delivery of support services which will alleviate or reduce the problems of cost burden and overcrowding experienced by extremely low- income homeowners, resulting from limited economic resources. Enhance and expand lead-based paint, radon, and hazardous building material remediation/education and address code violations in residential units. • Support local and regional health district efforts to ensure decent and safe housing.

	Basis for Relative Priority	High need for maintaining the supply of decent, safe and affordable housing through rehabilitation
2	Priority Need Name	Support and Encourage the Creation of Affordable Housing Opportunity
	Priority Level	Medium
	Population	Moderate Middle Large Families Families with Children Elderly Persons with Physical Disabilities
	Geographic Areas Affected	LMI Areas Municipality
	Associated Goals	Protect and Increase Supply of Decent, Safe and Affordable Housing
	Description	Provide affordable rental housing opportunities for extremely low, very-low-, low- and moderate-income renters by increasing the supply and maintaining the availability of affordable rental housing in the Town • Continue the provision of existing rental assistance and support applications for additional rental assistance and rental subsidies (i.e. Section 8 vouchers and certificates and other forms of rent subsidization) through the local housing authority. In addition, encourage the provision of supportive services aimed at promoting self-sufficiency. • Increase the supply of quality, affordable rental housing in the Town by supporting both the rehabilitation and construction of affordable rental units, where appropriate. • Increase the supply and availability of affordable rental units, especially with two or more bedrooms, where appropriate. Support and encourage the development of new affordable housing options in the Town both rental and homeowner. • Support and encourage the provision of first-time homeownership assistance and the provision of first-time homebuyer and financial literacy training

	Basis for Relative Priority	Demonstrated high need for affordable housing opportunities, both renter and homeownership.
3	Priority Need Name	Provide support services to people experiencing homelessness and those at risk of homelessness.
	Priority Level	Medium
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	LMI Areas Municipality
	Associated Goals	Support Homeless and Those At-Risk of Homelessness
	Description	Increase the level and delivery of support services to the homeless and those at-risk of becoming homeless • Support existing programs of assessment and outreach targeted to serve homeless families, individuals and persons with special needs, as well as programs, which are designed to prevent at-risk populations from becoming homeless. • Assist local service providers in expanding their existing programming designed to provide permanent supportive housing and/or permanent housing for these individuals. • Continue participation in the Greater Hartford Area Coordinated Access Network. • Strengthen efforts to prevent foreclosures and eviction of families and individuals. • Support the delivery of support services which are designed to prevent homelessness – such as job skill training, life skill training, foreclosure prevention, tenant landlord mediation.
	Basis for Relative Priority	Demonstrated a low need for homeless services, based on lack of data on homeless people in West Hartford. However, a priority of Medium Need is

		established for social services as they relate to reducing cost burden, homelessness, eviction and foreclosure.
4	Priority Need Name	Increase Supply of Special Needs Housing
	Priority Level	High
	Population	Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	LMI Areas Municipality
	Associated Goals	Protect and Increase Supply of Decent, Safe and Affordable Housing
	Description	Increase the supply of housing that meets the special accommodation and support service needs of population groups with special housing needs. • Support efforts to provide a range of affordable housing options for persons requiring special accommodations or supportive services including the elderly, persons with physical or mental disabilities, or persons requiring long-term care. • Assist local service providers in expanding their existing programming designed to provide permanent supportive housing and/or permanent housing for individuals with special housing needs. • Support the delivery of supportive housing services which are designed to assist persons with special needs.
	Basis for Relative Priority	Demonstrated high need for special needs and accessible housing.
5	Priority Need Name	Support Continuance/Expansion of Public Services

	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	LMI Areas Municipality
	Associated Goals	Provide Public Service Programming
	Description	Support the continuance and/or expansion of existing public service programs including those which provide services to persons with disabilities, youth, seniors and/or mental or behavioral health disorders or which offer transportation services and employment training • Support the continuance and/or expansion of existing public service programs designed to assist seniors, persons with disabilities, youth and/or substance abusers. • Support the development, continuance and/or expansion of existing public service programs designed to provide transportation services to low- income Town residents and persons with special needs. • Encourage the development, continuance and/or expansion of existing employment training programs.

		• Continue to support and encourage the development of programs designed to promote crime awareness and prevention. • Wherever feasible, support the expansion of existing childcare programs to provide a wider array of services to children in need. • Endorse and support the activities and programs of youth centers and childcare centers already in existence in the Town and support the development of new centers, if feasible. • Support the continuance and/or expansion of existing public service programs that provide health services to low-income populations in the Town. • Support programs and projects that protect public health and safety
	Basis for Relative Priority	Demonstrated high need for public services.
6	Priority Need Name	Maintain and Improve Public Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	LMI Areas Municipality
	Associated Goals	Maintain and Improve Public Facilities
	Description	Maintain and improve existing public facilities and encourage the development of additional facilities, particularly parks/recreation facilities and facilities where public and supportive services are provided. • Expand and improve existing recreational facilities, particularly those located in distressed areas with high concentrations of low-income populations.

		• Expand and improve parking facilities, particularly existing facilities, which serve the commercial business district and provide accessibility to the disabled population where necessary and feasible. • Expand and improve infrastructure facilities to support the development of affordable housing and economic development activities benefiting low and moderate-income persons. • Support programs and projects that protect public health and safety
	Basis for Relative Priority	Demonstrated high need for public facilities and improvements.
7	Priority Need Name	Maintain and Improve the Town's Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	LMI Areas Municipality
	Associated Goals	Stabilize Neighborhoods and Improve Local Infrastructure
	Description	Maintain and improve the Town's infrastructure, particularly streets, sidewalks and storm drainage in low- and moderate-income areas. • Support and encourage the repair, replacement or reconstruction of local sidewalks and/or streets for neighborhood enhancement and to encourage economic development. • Support and encourage the repair, replacement or reconstruction of local storm drainage facilities for neighborhood enhancement and to facilitate economic development.
	Basis for Relative Priority	Demonstrated high need for public infrastructure.
8	Priority Need Name	Enhance and expand lead-based paint, radon, and hazardous building material remediation/education and address code violations in residential units.
	Priority Level	High
	Population	Non-housing Community Development

	Geographic Areas Affected	LMI Areas Municipality
	Associated Goals	Protect Public Health and Safety
	Description	To enhance and expand other community development efforts, particularly with regard to lead-based paint remediation/education, home health hazards and code violation remediation activities • Support the development of programs and policies designed to improve radon and lead-based paint education and remediation in Town-funded housing rehabilitation projects. • Support existing efforts to address code violations, including unsafe housing in low-income neighborhoods. • Continue to encourage and support asbestos, radon and lead paint removal activities in all Town-funded housing rehabilitation projects.
	Basis for Relative Priority	Demonstrated high need for lead based paint abatement and hazardous building conditions remediation.
9	Priority Need Name	Support projects designed to make facilities accessible or to provide new ADA compliant facilities/equipment
	Priority Level	High
	Population	Persons with Physical Disabilities Non-Housing Community Development
	Geographic Areas Affected	LMI Areas Municipality
	Associated Goals	Protect and Increase Supply of Decent, Safe and Affordable Housing Support Community Accessibility Improvements
	Description	Support projects designed to make current facilities accessible or to provide new ADA compliant facilities/equipment. Support community accessibility improvements such as handicapped accessible parking and other public improvements serving low-income and special need populations. • Expand existing efforts to meet the needs of the Town's physically disabled population

		• Support projects designed to make current facilities accessible or to provide new ADA compliant facilities/equipment. • Support the continuance and/or expansion of construction or modification projects designed to improve access for mobility impaired persons.
	Basis for Relative Priority	Demonstrated high need for ADA improvements.
10	Priority Need Name	Support Administrative and Planning Activities
	Priority Level	High
	Population	Other
	Geographic Areas Affected	LMI Areas Municipality
	Associated Goals	Administrative Support
	Description	To continue existing administrative and planning activities necessary for the implementation of the objectives, actions and programs outlined in this Strategic Plan including fair housing counseling, tenant-landlord counseling and/or public awareness activities. • Continue to fund the necessary planning and administrative activities undertaken by the Lead Agency to improve coordination of housing and community development activities in West Hartford. • Support administrative and planning activities necessary for the implementation of the Consolidated Plan, including educating and raising public awareness of fair housing and tenant-landlord counseling resources.
	Basis for Relative Priority	Demonstrated high need for administration of programs.

Table 47 – Priority Needs Summary

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)	General housing market and inventory conditions reflect an expensive housing stock fueled by high costs, fixed supply, low vacancy rates and an in-migrating population with the financial capacity to meet market demands for price. West Hartford's housing units are mostly owner-occupied homes. The majority of all occupied units were owned and most of these were 2-4 bedrooms in size. The financial characteristics of housing units and the market-driven demands for housing represent a true impediment to providing affordable housing to those in need. Tenant-Based Rental Assistance in the Town is overseen by the West Hartford Housing Authority. Limited availability of rental units appropriate and affordable by households with lower incomes is the biggest impediment.
TBRA for Non-Homeless Special Needs	Impediments to creating affordable housing or to meeting the needs of special needs populations are great due to the market-driven nature and inventory conditions of housing in West Hartford. High cost and demand, overall income levels of residents and, absence of developable land for new opportunities make the creation of affordable housing difficult. The West Hartford Housing Authority oversees the provision of rental assistance to properties within the Town. Its mission is to create, preserve, revitalize and pursue affordable housing. It aims to serve a diverse mix of households and help residents maintain their independence by managing affordable, quality housing and providing housing assistance services. The lack of appropriate units accessible to persons with special needs and the lack of financial resources to provide assistance to those in need greatly affect how many households can be assisted
New Unit Production	In general, the lack of available land for new development and the attractiveness of the community as a home to more affluent residents, makes it extremely difficult to provide, produce or create affordable housing units (either for sale or for rent).
Rehabilitation	The Town's older existing housing stock can serve as a major resource for affordable homeownership and housing opportunity with renovation or rehabilitation. The Town should undertake a strong effort to reduce the cost of rehabilitation and to reduce the regulatory barriers to low-cost, affordable rehabilitation. Home rehabilitation can range from minor fix-up, through remodeling and renovation, all the way to total "gut" rehabilitation, with each action presenting technical and financial issues requiring regulatory flexibility. Given the wide range of conditions and choices, home rehabilitation entails difficult regulatory challenges.

Acquisition, including preservation	Cutting the costs of housing production and creating housing opportunity through creative methods including financing, production, property donations and waiving or lowering transaction costs and fees, can all make housing more affordable. Streamlining transaction costs, expanding creative financing and public gap financing, and making improvements to loan underwriting will help reduce the costs of housing. Collaborations and concessions are often difficult to develop within the constraints of local government, financing and development.

Table 48 – Influence of Market Conditions

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

Introduction

West Hartford receives CDBG Program funds on an annual basis through HUD. The table below shows the Town's estimated CDBG allocation for the 2025/2026 (July 1, 2025 to June 30, 2026) Program Year and the expected amount available over the remainder of the Five-Year Plan Strategy Period. For purpose of estimation, the assumption is that the annual allocation over the next four years would be level with the current year's allocation.

Projects included in the Annual Action Plan (July 1, 2025 to June 30, 2026) are chosen in response to the priority needs of the Five Year CDBG Consolidated Plan (July 1, 2025 to June 30, 2029) Strategy.

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	997,355				3,989,420	For purposes of estimating expected amount available for the remainder of Con Plan, a conservative estimate for annual allocation of $997,355 (based upon past trends) was multiplied by 4.

Table 49 - 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

Each year the Town of West Hartford seeks and receives housing and community development-related funding from several other sources; i.e. various State of CT departments; North Central Regional Mental Health Board; Greater Hartford Transit District, and private donations. West Hartford will continue to seek opportunities to leverage funds. This funding, both CDBG and state grants, in conjunction with Town resources, complements the Town budget and reduces the tax burden for services per taxpayer.

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

West Hartford does not have a land bank program.

Discussion

N/A

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
WEST HARTFORD	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services Housing rehabilitation	Jurisdiction
Department of Social Services	Departments and agencies	Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
West Hartford Housing Authority	PHA	Public Housing	Jurisdiction
West Hartford Engineering Department	Departments and agencies	neighborhood improvements public facilities	Jurisdiction
West Hartford-Bloomfield Health District	Regional organization	Housing condition neighborhood improvements public facilities public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure principally revolves around the Departments of Social Services since this department provides numerous support services for the CDBG Program. The placement of

CDBG administrative responsibilities in the Department leverages extensive Town investments in services that support CDBG.

Department of Social Services staff members work to increase participation at the neighborhood level, especially among extremely low and very-low-income citizens, as well as those traditionally under-represented in the process. This includes all publicity for Consolidated Plan reports and documents, informational meetings and public hearings though announcements and advertisements in the local news media and on the internet.

Although the Department of Social Services serves as the Lead Agency and will be responsible for providing the oversight and implementation of the Consolidated Plan, coordination and implementation of the programs and activities that fall under the plan is a collaborative effort between the various departments that provide physical development, economic development, public services, housing production, and planning. Outreach, consultation and coordination with and between the Housing Authority, the Health District, non-profit and for-profit service providers, and other community partners will continue to be part of the Plan implementation process.

The Town has assessed the strengths and gaps in its service delivery system as part of the update of its Consolidated Plan. There are no identified or significant gaps in its delivery of services as they relate to the implementation of its Consolidated Plan for Housing and Community Development and/or its administration of its Community Development Block Grant (CDBG) program funds.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	

Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare			
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 51 - 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)

Providers of services to people experiencing homelessness in Connecticut are coordinated across communities in Coordinated Access Networks (CANs). Service providers work together to streamline and standardize the process so that people are connected to appropriate housing and resources as quickly as possible. People throughout the state call 211, or access 211.org, to be directed to available resources. West Hartford is within the Greater Hartford CAN. There are currently no homeless facilities in West Hartford, with the exception of the Bridge Youth Shelter, which provides 9 shelter beds serving teens and young adults. 211 callers in West Hartford may be directed to shelters in the Greater Hartford area.

The Greater Hartford Ryan White Title I Planning Council guides the planning for and expenditures of federal grants for health and social services for persons living with HIV or AIDS in Hartford, Middlesex, and Tolland Counties, within which West Hartford is located. The area has been designated a Transitional Grant Area (TGA), and the recipient of funds for the area is the City of Hartford's Health and Human Services Department. Therefore, most of the housing, health and social services for persons living with HIV or AIDS in the immediate region are located in the City of Hartford.

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

The Town has assessed the strengths and gaps in its service delivery system as part of the update of its Consolidated Plan. There are no identified gaps in its delivery of services as they relate to the implementation of its Consolidated Plan for Housing and Community Development and/or its administration of its Community Development Block Grant (CDBG) program funds.

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

To ensure that the program implementation process continues to meet the needs of the Town's low-and moderate-income constituents, the Town will take actions to enhance citizen participation and community outreach and further develop inter-agency or departmental cooperation. Toward this end, the Department of Social Services and its staff will provide in-house technical assistance to those participating or those interested in participating in the Consolidated Planning process, keep information flowing among the various bodies to maintain informed participation, and serve as a liaison between the Town and the public and provide them with support services as appropriate.

In addition to these actions, if needed over the upcoming strategy period, various actions to eliminate any gaps that may occur in the Town's service delivery system and/or to strengthen, coordinate or integrate into the institutional structure or into the process. In particular, current service levels can be enhanced if there is an unfulfilled need, and any service gaps that are identified can be addressed.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Protect and Increase the Supply of Decent, Safe, and Affordable Housing	2025	2029	Affordable Housing	West Hartford, LMI Areas	Provide a Residential Rehabilitation Program Support and Encourage the Creation of Affordable Housing Opportunity Increase Supply of Special Needs Housing Enhance and expand lead-based paint, radon, and hazardous building material remediation/education and address code violations in residential units. Support projects designed to make facilities accessible or to provide new ADA	CDBG: $2,375,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit

						compliant facilities/equipment		
2	Protect Public Health and Safety	2025	2029	Affordable Housing Non-Housing Community Development	West Hartford, LMI Areas	Support Continuance/Expansion of Public Services Provide support services to people experiencing homelessness and those at risk of homelessness. Maintain and Improve the Town's Infrastructure Enhance and expand lead-based paint, radon, and hazardous building material remediation/education and address code violations in residential units.	CDBG: $250,000	3,000 households

3	Maintain and Improve Public Facilities	2025	2029	Non-Housing Community Development	West Hartford, LMI Areas	Maintain and improve public facilities Maintain and Improve the Town's Infrastructure Support projects designed to make facilities accessible or to provide new ADA compliant facilities/equipment	CDBG: $288,800	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Facilities
4	Support Community Accessibility Improvements	2025	2029	Affordable Housing Non-Housing Community Development	West Hartford, LMI Areas	Support projects designed to make facilities accessible or to provide new ADA compliant facilities/equipment Provide a Residential Rehabilitation Program Increase Supply of Special Needs Housing	CDBG: $288,805	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Facilities
5	Stabilize Neighborhoods and Improve Local Infrastructure	2025	2029	Non-Housing Community Development	West Hartford, LMI Areas	Maintain and Improve the Town's Infrastructure	CDBG: $288,800	Public Facility or Infrastructure Activities other than Low/Moderate

						Support projects designed to make facilities accessible or to provide new ADA compliant facilities/equipment Protect Public Health and Safety		Income Housing Benefit: 5 Facilities
6	Support the Provision of Public Services	2025	2029	Non-Housing Community Development	West Hartford, LMI Areas	Support Continuance/Expansion of Public Services Provide support services to people experiencing homelessness and those at risk of homelessness.	CDBG: $373,015	Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted
7	Support those Experiencing Homelessness and those At-Risk of Homelessness	2025	2029	Non-Housing Community Development	West Hartford	Support Continuance/Expansion of Public Services Provide support services to people experiencing homelessness and	CDBG: $125,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

						those at risk of homelessness.		
8	Provide Administrative Support	2025	2029	Administration	West Hartford	Support Administrative and Planning Activities	CDBG: $997,355	Other: 1 Other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Protect and Increase the Supply of Decent, Safe, and Affordable Housing
	Goal Description	This goal directly addresses the Town's most pressing needs, which are to protect the existing supply of affordable housing and to increase the availability of decent, safe and affordable housing. West Hartford has established, as part of its priorities, the importance of maintaining and preserving income-eligible homeowner housing and promoting maintenance and creation of affordable rental housing opportunities. Currently, funding to improve residential properties is available to eligible residents through the Town's Housing Rehabilitation Program. Grants and low interest loans can be obtained to correct housing code violations, to remove hazardous materials from the structure, and to eliminate architectural barriers that restrict the mobility of household members with disabilities. Funds are also available to improve energy efficiency. Homeowners who sell or refinance their property will be required to repay all or a portion of the grant. During the five-year strategy period, the Town will support programs and activities that promote the maintenance and/or creation of affordable housing units. Programs and projects may include support of the Town's Housing Rehabilitation Program *(currently directed toward the correction of code violations and the provision of accessibility improvements to units occupied by income-eligible homeowners)*; support of programs and projects that address health and safety issues in housing; support of projects or programs that create new affordable owner or rental units; and/or partnerships with non-profit housing providers to complete projects that address community need. The Town also funds its Elderly Assistance Program, administered in a similar fashion, to address failed system replacement or accessibility improvements to eligible persons 65 years and older.

		It is anticipated that the goal for the Housing Rehabilitation Program over the five-year strategy period will be the completion of an estimated 10 units per year for a total of 50 units.
2	Goal Name	Protect Public Health and Safety
	Goal Description	Protection of Public Health and Safety addresses community needs expressed during the citizen outreach and community needs process. Programs and projects can include outreach and education efforts covering hazardous building materials, sickness, and disease. Mental health and addiction resources and supports, food insecurity, healthy lifestyles, and prescription drug supports were all voiced as community needs to be considered. Addressing building code violations and fire hazards, eliminating tripping and falling hazards, and creating healthy environments to live and recreate could also address this goal. During the five-year strategy period, the Town will support programs and activities that protect public health and safety, promote healthy lifestyles, and protect vulnerable populations. It is anticipated that the Food Pantry will serve 3,000 households over this strategy period.
3	Goal Name	Maintain and Improve Public Facilities
	Goal Description	Providing physical improvements to public facilities throughout the community promotes both community stabilization and allows for the provision of services in decent, safe and accessible environments. Improvements can include support of improvements to existing service-providing facilities, parks and recreational facilities, or to new facilities providing benefit to low- and moderate-income residents. To ensure equal access and equity in services, improvements will be targeted toward income-eligible neighborhoods most in need or towards facilities that directly benefit low- and moderate- income individuals. Improvements can occur on Town-owned facilities or through public/private partnerships with service-providing agencies. During the five-year period, this goal will be addressed by targeting community facilities in need of improvement or repair. With local CDBG resources it is anticipated that 1 or 2 facility improvements will be supported annually either municipally sponsored or through public/private partnerships with non-profit agencies.
4	Goal Name	Support Community Accessibility Improvements
	Goal Description	The Town is committed to ensuring equal access to community facilities and housing resources for all residents. As part of its Consolidated Planning efforts, the Town will support accessibility improvements to housing units and residential facilities for elderly and disabled populations. It will also support accessibility improvements to public facilities for both Town-owned properties and non-profit community serving properties through public/private partnerships.

		During the five-year period, this goal can be addressed through the installation of ramps or other ADA modifications; parking, sidewalk, or curb cut improvements; or other necessary improvements to ensure equal access to housing, services, and support. With local CDBG resources, it is anticipated that 1 or 2 facility improvements will be supported annually either municipally sponsored or through public/private partnerships with non-profit agencies.
5	Goal Name	Stabilize Neighborhoods and Improve Local Infrastructure
	Goal Description	In order to avoid deterioration of West Hartford's older housing stock and older neighborhoods it is critical to implement strategic stabilization efforts throughout the Town, but especially in West Hartford's older, lower-income neighborhoods. Stabilization efforts may include addressing blight or building code issues and/or maintaining and improving the Town's infrastructure, particularly streets, sidewalks and storm drainage in LMI areas. The Housing Rehabilitation Program receives referrals from the Building Department, the local fire marshal, and/or the West Hartford/Bloomfield Health district if building code issues are found in properties occupied by program-eligible households. Street, sidewalk, parking, and storm drainage improvements are determined cooperatively with the Town Engineering Department as funding is available. Improvements are targeted toward LMI areas. During the five-year period, this goal will be addressed through targeted neighborhood improvements and street, sidewalk and drainage improvements in LMI areas. With local CDBG resources, it is anticipated that 1 or 2 facility improvements will be supported annually either municipally sponsored or through public/private partnerships with non-profit agencies.
6	Goal Name	Support the Provision of Public Services
	Goal Description	The Town is committed to providing community support and social service programs to aid its most vulnerable populations. With HUD's CDBG Public Service Funding Cap of 15% of the Town's allocation allowable for Public Service expenditures, the Town focuses its support on programs that serve its most vulnerable populations as identified in its Needs Assessment. Public Service programming will be directed toward persons with disabilities, the food insecure, disadvantaged youth, seniors, homebound elderly, persons with behavioral health issues, the unemployed and underemployed, individuals experiencing housing instability, and those with limited English proficiency. During the five-year period, this goal will be addressed through the support of social service programs that address the needs of the Town's LMI and vulnerable populations. With local CDBG resources, it is anticipated that 250 families will be served over this strategy period.

7	Goal Name	Support those Experiencing Homelessness and those At-Risk of Homelessness
	Goal Description	With the limited resources available through the CDBG program, the Town does not directly provide homeless shelters. The Town is an active participant in the regional Coordinated Access Network (CAN) and through the 211 Process refers persons needing shelter to facilities in the Hartford Area. Through social service programs, the Town supports and promotes the provision of services to households experiencing homelessness and households at-risk of homelessness. The Town addresses identified needs through counseling, referrals to community support, and the provision of support to non-profit agencies and organizations serving households experiencing homelessness and those at risk of homelessness. During the five-year period, this goal will be addressed through the support of social service programs that address the needs of the Town's population experiencing homelessness and at-risk populations. Support of eviction prevention programs, programs that meet basic needs and food insecurity, referrals to community and regional supports, and active participation by Town staff in the Greater Hartford Coordinated Access Network (CAN) will help to address this goal. With local CDBG resources, it is anticipated that approximately 250 households will be served over this strategy period.
8	Goal Name	Provide Administrative Support
	Goal Description	Management and oversight of programs and activities under the Consolidated Plan are crucial to ensuring successful implementation and program benefit. To support the implementation of the CDBG Program, the Town will use a portion of its funds to provide planning and administrative support for Consolidated Plan housing and community development efforts. Funds will be used during the strategy period to support administrative and planning activities necessary for the implementation of the Consolidated Plan, including educating and raising public awareness of fair housing and tenant-landlord counseling resources.

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)

N/A

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)

Section 504 of the Rehabilitation Act of 1973 prohibits Federal agencies and all Non-Federal agencies receiving Federal funds from excluding people with disabilities, including psychiatric disabilities, from programs or activities – including specific housing programs – because of their disability. The current Section 504 plan discusses the elements and goals involved in converting housing units to render them accessible. The majority of the Town's Housing Authority developments are accessible developments. No major modification activities are planned at this time for existing housing units, but the Town's Housing authority currently has two additional apartment buildings being developed that will provide accessible units.

Activities to Increase Resident Involvements

According to the most recent five-year (2025-2029) Public Housing Authority (PHA) Plan submitted by WHHA, the strategies to address the need for affordable housing for all eligible populations are as follows:

- Expand housing opportunities through voucher administration.
- Expand housing opportunities through development.
- Improve cost efficiency and participant satisfaction of the voucher administration.
- Improve cost efficiency, tenant satisfaction and quality of life of tenants of all WHHA managed properties.
- Promote self-sufficiency.
- Attract, retain and develop qualified staff.
- Increase public awareness of agency and affordable housing.
- Excellence in the administration of voucher programs.
- Excellence in the administration of programs at managed properties.

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

Lack of Developable Land: West Hartford faces significant barriers to affordable housing, primarily due to the cost and availability of land. The Town lacks vacant land for new development, as most neighborhoods are nearly fully developed. Future residential development will likely take the form of small single-family housing subdivisions, small-scale infill development in established neighborhoods and corridors, or adaptive reuse of existing buildings or previously developed sites. Redevelopment and adaptive reuse bring their own unique set of physical, financial, and political challenges. Additionally, affordable single-family detached housing developments are generally financially infeasible in an area with high land prices and substantial development and construction costs.

Housing and Development Costs: In the past, a homeownership assistance program was established, primarily utilized for purchasing existing homes, with limited new construction of units. As the cost of ownership housing has dramatically increased in West Hartford, the financial gap that needs to be bridged to create affordable housing opportunities for moderate-income families has made the costs of this program prohibitive except in selected situations. One of the most difficult barriers to creating and improving affordable housing is the age of the housing stock and the costs involved with rehabilitation. The older housing stock throughout the Town presents significant financial difficulties for rehabilitation. Bringing these structures up to state and local codes is often not financially feasible. Many potential affordable housing improvements and the creation of new affordable units are lost due to this high cost of compliance. New strategies for financing and assistance to current owners and developers should be investigated to overcome the financial challenges associated with rehabilitating older housing stock within the Town.

Market Barriers: West Hartford also faces barriers to affordable housing due to the market out-pricing potential development and homeownership opportunities for families in lower-income brackets. With such a high average housing cost, it is very difficult to subsidize homeownership opportunities. The Town faces the dilemma of trying to serve the greatest number of potential homebuyers while still providing homeownership opportunities for low-income households. For example, if families are given direct down payment assistance for 10% to 20% of their home purchase price, the Town will be able to assist very few families at a very high cost per housing unit. Conversely, if the Town creates a program to assist a larger population by providing limited assistance to potential homebuyers, the financial assistance provided on a per-family basis may not be sufficient to fill the gap and provide them with the financial incentive to purchase a home. As a result, only a very small portion of the population in need of assistance will likely be served.

Funding Reductions: During the COVID-19 pandemic, West Hartford received an increase in pandemic-related revenues. However, this funding will be spent down by 2025, returning to pre-COVID levels. The reduction in funding from various State and Federal grants and other financial programs will limit West Hartford’s ability to provide additional affordable housing

units for local residents. First-ring suburbs like West Hartford are now facing an increasing number of housing, economic, and social challenges that were once confined to larger urban areas. These communities have historically had fewer financial resources to address these issues compared to their larger central city counterparts. Now, with a dwindling supply of funding, they are being called upon to tackle a greater number of problems with even fewer financial means.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Lack of Developable Land

- Advocate for new authorizations of housing development funds and present evidence at budget hearings to increase housing fund allocation.
- Promote and support regulatory changes that would allow for more small-scale infill development, such as accessory dwelling units, and adaptive reuse of existing buildings to maximize the use of available land.
- Collaborate with the Department of Economic and Community Development (DECD) to streamline the applicant review process, reducing processing time and enhancing project viability.

Housing Development Costs

- Utilize the Town's older housing stock as a resource for affordable homeownership through renovation and rehabilitation. Address technical and financial challenges by providing financial assistance and regulatory support.
- Investigate new strategies for financing and assistance to current owners and developers to overcome the financial challenges associated with rehabilitating older housing stock.
- Advocate for regulatory reforms to reduce costs associated with land assembly, housing construction, and home rehabilitation.

Market Barriers:

- Develop programs to subsidize homeownership opportunities for low- and moderate-income families. Balance assistance to serve the greatest number of potential homebuyers while providing sufficient financial incentives.
- Implement initiatives to increase homeownership rates among African American, Hispanic American, and other underserved households.
- Provide financial and technical assistance for lead-based paint abatement, asbestos removal, radon remediation, energy efficiency improvements, hazard mitigation for homeowners or developers to help offset cost of requirements.

Funding Reductions:

- Petition for increased State and Federal grants to support affordable housing initiatives. Present evidence at budget hearings to highlight the need for sustained funding.

- Collaborate with nonprofit and private sector partners to pool resources and maximize the impact of available funding.
- Prioritize projects that offer the greatest return on investment and address the most pressing housing needs.

SP-60 Homelessness Strategy – 91.215(d)

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

Support services for persons experiencing homelessness are available through several social service agencies. These programs provide daily expense payments, cover medical care costs, and offer counseling on unemployment and other benefit-related opportunities for those experiencing or at risk of homelessness.

The number of unsheltered individuals in West Hartford is very small. When unsheltered individuals are identified, the West Hartford Department of Social Services has adequate supports in place to address their short-term and, to some extent, long-term needs.

West Hartford does not have any emergency shelters within its geographic boundaries. Therefore, when emergency shelter support is needed, individuals are typically referred to shelters operating in Hartford.

Addressing the emergency and transitional housing needs of homeless persons

Within the Town of West Hartford, there are no homeless facilities for families or individual adults. The Bridge Youth Shelter, located in the Town, provides 9 beds; however, these beds are not available for general referral. Six beds are reserved for Department of Children and Families (DCF) referrals, and three are for community referrals.

Homeless facilities serving West Hartford are located in Hartford or surrounding municipalities. Hartford-based organizations are the lead participants in the Continuum of Care planning and application process. West Hartford has increased its participation in the regional Coordinated Access Network process to meet its homeless needs. This participation complements the services provided by the Department of Social Services and the Town's non-profit service providers.

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.

Providers of services to people experiencing homelessness in Connecticut are coordinated via the Coordinated Access Networks (CANs). CANs offer wraparound services to individuals and households experiencing homelessness, using standardized protocols, assessment tools, and community-agreed priorities to help them achieve stable housing.

The State Department of Housing (DOH), in partnership with the CT Coalition to End Homelessness, Partnership for Strong Communities, and the Department of Mental Health and Addiction Services (DMHAS), designed this system of eight CANs based on the transient

movement of people experiencing homelessness. West Hartford participates in the Greater Hartford Coordinated Access Network. For those experiencing housing insecurity, the point of entry is through the 211 system (211.org), accessible by phone or computer. A toll-free call to 211 connects individuals to a community resource specialist who provides critical services, including:

- Supplemental food and nutrition programs
- Shelter and housing options and utilities assistance
- Emergency information and disaster relief
- Employment and education opportunities
- Services for veterans
- Health care, vaccination, and health epidemic information
- Addiction prevention and rehabilitation programs
- Reentry help for ex-offenders
- Support groups for individuals with mental illnesses or special needs
- A safe, confidential path out of physical and/or emotional domestic abuse

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

West Hartford helps low-income individuals and families avoid becoming homeless by offering a range of services. These include case management, food pantry services, after-school programs, housing rehabilitation services, eviction counseling and extensive referrals to relevant resources.

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

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

Using its CDBG allocation, the Town of West Hartford has funded lead prevention both through its Housing Code Enforcement program and through its Housing Rehabilitation program. Emphasis is placed on households with low and moderate incomes and families with children under the age of 6 residing in housing stock in need of maintenance and/or rehabilitation. Through the West Hartford – Bloomfield Health District, affected children have available to them blood lead screening, educational awareness, necessary counseling and follow-up for Housing Rehabilitation Projects for eligible households.

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

From the 2020 CT Department of Public Health Childhood Lead Poisoning Surveillance Report a total of 1,084 children under the age of six living in West Hartford were tested for lead poisoning. 95.5% had blood lead levels in the safe range 0-3.5 micrograms per deciliter (mcg/dL). 49 children (4.5%) tested had blood lead levels of more than 3.5 mcg/dL. 8 children (0.7%) tested had blood lead level of more than 5 mcg/dL. One tested child had blood levels of more than 20 mcg/dL. The Town's rate of 0.7% is lower than the Statewide rate of 1.7% of tested children having blood lead levels of over 5 mcg/dL.

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

The construction managers for West Hartford's Housing Rehabilitation program are each certified lead paint inspectors. They have undergone all applicable training in HUD's new regulations. One of their tasks is to be certain that all projects funded through West Hartford's CDBG grant are in compliance with applicable HUD regulations.

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

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

West Hartford Department of Social Services of case management services to connect residents to resources that will help them. In addition, we offer several programs that help to reduce the number of families living in poverty. Among these are:

- West Hartford's Housing Rehabilitation program allows low to mod income households to affordably improve the conditions in which they live by making their dwelling units compliant with applicable health, fire and building codes.
- Energy Assistance through CRT , and Emergency Fuel and Emergency Utility assistance to LMI West Hartford Households; funding sources included General Fund (local tax dollars), charitable funds and funding from Operation Fuel.
- Greater Hartford Legal Assistance provides free legal services to West Hartford households.
- At the Hillcrest Area Neighborhood Outreach Cetner (HANOC), LMI families can participate in after school programming, giving children a safe place to go after school and providing parents with additional childcare support.
- Foodshare's Mobile Food Van program provides LMI households in the southeast quadrant of Town with fresh produce and other perishable food items.
- West Hartford Food Pantry Staff works with many organizations and groups throughout the community in conducting food drives.
- West Hartford Food Pantry distributes food bags from various sites and is coordinated by the West Hartford Social Services staff.

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

Many of West Hartford's poverty reducing programs are integral to the affordable housing plan, especially as housing cost burden and affordability is the greatest housing problem faced by LMI residents. Programs such as the Housing Rehabilitation program are directly funded by CDBG allocations.

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

The Town of West Hartford systemically maintains and monitors program performance to ensure that they meet the goals and objectives as set forth in the Consolidated Plan. The Town of West Hartford completes programmatic and fiscal reviews of all project expenditures and accomplishments, including all sub-recipient activities, to ensure compliance through the procedures described below.

The Community Development Block Grant (CDBG) Administrator is the point person for compliance and is responsible for IDIS input and reporting of the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). This individual assures that projects and activities meet HUD regulations and accurately reports performance.

The CDBG Administrator works with various departments in the Town, including the Town of West Hartford Financial Department. The Financial Operations Manager monitors the budget including all drawdowns and financial decisions. Both the CDBG Administrator and the Financial Operations Manager reconcile accounting reports to assure that the drawdown of funds is timely and appropriately monitored.

The Director of Leisure Services and Social Services oversees the committee to determine spending needs. The Director is the liaison to the West Hartford Town Manager and West Hartford Town Council and is responsible for ensuring communication and compliance with all HUD and Town of West Hartford procedures and regulations.

Departments who receive CDBG funding also report data to the CDBG Administrator on a quarterly basis, or as requested.

1. The Department of Social Services provides data on evictions, Renters Rebate, Energy and food assistance to residents, and measures to assist the homeless. The Social Services Department refers residents to Community Renewal Team to complete energy assistance applications, and collects annual statistics from them. Social Services also provides annual support through a contract with Greater Hartford Legal Aid (subrecipient) to assist low-or moderate-income residents who experience legal issues regarding evictions, fair housing rights, etc., and data is reviewed quarterly and annually.
2. The Social Services Department maintains the Housing Rehabilitation program on the housing needs of low-and moderate-income individuals and the elderly. Generated reports are reviewed by the CDBG Administrator monthly, and quarterly.
3. The West Hartford Engineering Department works with the Director of Leisure Services and Social Services to recommend projects that will improve low-and moderate-income

areas. When accepted, the department maintains and updates all necessary documentation following all West Hartford and HUD protocols.

The CDBG Administrator, annually for compliance, reviews the above information. All departments produce and maintain records, including time sheets. In addition, to assure fiscal compliance, an outside accounting company financially audits the Town of West Hartford annually.

Appendix - Alternate/Local Data Sources

1	Data Source Name
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
2	Data Source Name
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.

	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.