

Expected Resources

AP-15 Expected Resources – 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 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 the 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) listed below:

- Provide a residential rehabilitation program.
- Support and encourage the creation of affordable housing opportunity.
- Provide support services to people experiencing homelessness and those at risk of homelessness.
- Increase supply of special needs housing.
- Support continuance and expansion of public services.
- Maintain and improve public facilities.
- 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.

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- Support administrative and planning activities.
- Support programs and projects that protect public health and safety.

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			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 1 - Expected Resources – Priority Table

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Protect and Increase the Supply of Decent, Safe, and Affordable Housing	2025	2026	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 compliant facilities/equipment	CDBG: \$475,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Protect Public Health and Safety	2025	2026	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: \$50,000	600 Households
3	Maintain and Improve Public Facilities	2025	2026	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: \$57,760	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Facility

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support Community Accessibility Improvements	2025	2026	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: \$57,761	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Facility
5	Stabilize Neighborhoods and Improve Local Infrastructure	2025	2026	Non-Housing Community Development	West Hartford, LMI Areas	Maintain and Improve the Town's Infrastructure Support projects designed to make facilities accessible or to provide new ADA compliant facilities/equipment. Protect Public Health and Safety.	CDBG: \$57,760	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Facility
6	Support the Provision of Public Services	2025	2026	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: \$74,603	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Support those Experiencing Homelessness and those At-Risk of Homelessness	2025	2026	Non-Housing Community Development	West Hartford	Support Continuance/Expansion of Public Services. Provide support services to people experiencing homelessness and those at risk of homelessness.	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
8	Provide Administrative Support	2025	2026	Administration	West Hartford	Support Administrative and Planning Activities	CDBG: \$199,471	Other: 1 Other

Table 2 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
1. Protect and Increase the Supply of Decent, Safe, and Affordable Housing	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. For FY 2025 to 2026, 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 (<i>currently directed toward the correction of code violations and the provision of accessibility improvements to units occupied by income-eligible homeowners</i>); 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. The goal for the Housing Rehabilitation Program for FY 2025 to 2026 is the completion of an estimated 10 units.

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Goal Name	Goal Description
2. Protect Public Health and Safety	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 FY 2025 to 2026, 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 600 households over this strategy period.
3. Maintain and Improve Public Facilities	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 FY 2025 to 2026, this goal will be addressed by targeting community facilities in need of improvement or repair. With local CDBG resources it is anticipated that 1 facility improvement will be supported this year either municipally sponsored or through public/private partnerships with non-profit agencies.

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Goal Name	Goal Description
4. Support Community Accessibility Improvements	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 FY 2025 to 2026, this goal will 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 facility improvement will be supported this year, either municipally sponsored or through public/private partnerships with non-profit agencies.
5. Stabilize Neighborhoods and Improve Local Infrastructure	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 FY 2025 to 2026 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 facility improvement will be supported this year, either municipally sponsored or through public/private partnerships with non-profit agencies.

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Goal Name	Goal Description
6. Support the Provision of Public Services	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 FY 2025 to 2026, 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 50 families will be served this year.
7. Support those Experiencing Homelessness and those At-Risk of Homelessness	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 FY 2025 to 2026, 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 50 households will be served this year.

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8. Provide Administrative Support	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 FY 2025 to 2026 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.
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Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name	Description	Anticipated Funding
1	Housing Rehabilitation Program Delivery	To provide program delivery and project oversight for West Hartford's residential rehabilitation program.	\$155,000
2	Housing Rehabilitation Grants and Loans	Maintain housing stock for LMI residents. Provide affordable rental housing opportunities through multifamily houses renovated. Improve Lead-based Paint Education & Remediation Promote ADA Accessibility Improvements.	\$320,000
3	Public Services	Food Pantry, HANOC, Homeless Outreach, Other Public Service Activities pending HUD Allocation	\$149,603
4	Public Facilities, Accessibility, and Infrastructure Improvements	Provide necessary improvements to municipal facilities, public facilities, affordable housing, infrastructure, and accessibility improvements. Repair and reconstruction of roads and sidewalks in LMI areas.	\$173,281
5	CDBG Administration	Funds will cover the cost of the administration of all CDBG funded programs. This includes applications for funding; reporting to HUD on program and expenditure issues, etc. The Town of West Hartford personnel execute these activities	\$199,471

Table 3 – Project Information

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

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) listed below:

- Provide a residential rehabilitation program.
- Support and encourage the creation of affordable housing opportunity.
- Provide support services to people experiencing homelessness and those at risk of homelessness.
- Increase supply of special needs housing.
- Support continuance and expansion of public services.
- Maintain and improve public facilities.
- 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.
- Support administrative and planning activities.
- Support programs and projects that protect public health and safety.

AP-50 Geographic Distribution – 91.220(f)

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

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 in the Needs Assessment section of the 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 Area Map attached (see Figure 1), 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 during this Program Year and 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.

Geographic Distribution

Target Area	Percentage of Funds
HUD-approved LMI areas	20%
West Hartford Townwide	80%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic areas selected for Consolidated Planning activities are the Town's low and moderate-income areas. The Town also supports those projects or activities, which serve a limited clientele defined as low and moderate-income.

Discussion

None.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Town of West Hartford supports programs and activities that promote the maintenance and/or creation of affordable housing units and connects individuals in need of affordable housing and shelter to available resources.

The Town of West Hartford refers homeless individuals or households in need of shelter assistance to a regional 211 (United Way). The 211 contact completes an intake assessment and may direct persons to one of the several area shelters in Hartford or the surrounding municipalities. Homeless facilities serving West Hartford are located in Hartford or surrounding municipalities. 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. West Hartford participates in the Greater Hartford Coordinated Access Network, managed by Journey Home.

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.

The Elderly Assistance Program is available to qualified owners, age 65 years and older, who own and reside in single-family homes. This streamlined program enables residents to address a failed building system (e.g. leaking roof or heating system replacement) or provide a single accessibility accommodation (e.g. access ramp or stair glide). The funding is provided in the form of a grant (50%) and a zero percent (0%) interest loan (50%) in the amount of the failed building component or accessibility accommodation.

All programs require the gross household income to be at or below 80% of median income for the Hartford Primary Metropolitan Statistical Area as prescribed by the United States

Department of Housing and Urban Development (HUD).

West Hartford Housing Authority no longer owns any housing units, but currently manages six multifamily properties in West Hartford, totaling 397 units, of which 329 are designated affordable.

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).

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

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

In addition to the households that will be supported through rehabilitation of existing units, shown in Table 65, West Hartford Housing Authority has two new developments on the horizon which are being developed outside of the CDBG program:

- 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 (39 units) of which will be affordable. Units will be reserved for residents at various AMI levels. The Elle is anticipated to be completed in spring of 2026.

AP-60 Public Housing – **91.220(h)**

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 currently manages six multifamily properties in West Hartford, totaling 397 units, of which 329 are designated affordable.

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

West Hartford does not have any public housing.

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

West Hartford does not have any public housing.

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

N/A

Discussion

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

Introduction

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

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

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 shelter 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

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

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.

Discussion

The Town will work collaboratively with the regional Coordinated Access Network to help people experiencing homelessness through a process for prevention; outreach and assessment; and the support of emergency shelter, transitional housing, and permanent supportive housing activities. The Greater Hartford Coordinated Access Network serves as a consortium of agencies working together to provide services for people experiencing homelessness and strategies for ending homelessness in the region. West Hartford will participate in the Coordinated Access

Network planning and strategy development process during the Program Year and support its application efforts for competitive funding as appropriate.

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

Introduction:

Within the Town of West Hartford, identified barriers to affordable housing include the cost and availability of land development; high residential development costs in the State of Connecticut; high rehabilitation and code compliance costs; strength of the private market out-pricing affordable housing program efforts; and reductions in funding and limited housing and community development resources. The Town does not have its own resources to overcome the identified affordable housing barriers. However, the Town will, when practical and in keeping with the Town's long-range plans, encourage, support and assist efforts by others as they address the identified needs.

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

West Hartford will support legislation at the state level when the opportunity presents itself. Examples include the following:

- Petition Legislators to support new authorizations of housing development funds.
- Attend and present evidence at budget hearings to increase housing fund allocation.
- Petition the Department of Economic and Community Development (DECD) to broaden its pool of housing programs.
- Discuss and offer local assistance on streamlining DECD applicant review process in an effort to reduce processing time and not jeopardize project viability.

West Hartford will continue to support and create regulatory solutions to broaden affordable housing opportunities with the existing zoning structure of the Town, including:

- Review zoning ordinances around Transit Oriented Development to support goals in the Town's recently adopted Plan of Conservation and Development. Specifically, explore opportunities and constraints for implementing possible transit-oriented development supportive zoning ordinances and focus on areas within one-quarter (0.25) mile of the Elmwood and Flatbush Avenue stations.
- Utilize renovation or rehabilitation of the Town's older existing housing stock as a resource for affordable home ownership. Home rehabilitation can span a wide spectrum 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.

- Review building code requirements. In general, building codes require that when a given percentage of a structure is replaced, the entire building has to be brought up to new construction code requirements. New requirements in areas such as lead-based paint abatement, asbestos removal, energy efficiency, fire safety, and protection from natural hazards represent further constraints to cost-effective home rehabilitation.
- Zoning restrictions and design rules -- Other new requirements involve off-street parking accommodations and zoning restrictions intended for new construction. There are also design rules more appropriately applicable to new construction than rehabilitation. Although many of these requirements protect public health and safety, they can add to costs, deter rehabilitation, and inadvertently lead to abandonment or disinvestment rather than improvement of existing structures.
- Changing conventional methods of design and building less expensive houses will enable many more low- and moderate-income families to purchase homes. Regulatory reform to allow developers and builders to reduce the costs of land assembly, housing construction, and home rehabilitation, making homeownership more affordable for willing homebuyers who are now priced out of the housing market.
- Across all income levels, Black or African American and Hispanic or Latino households have lower homeownership rates compared to other groups with comparable incomes. At the same time, low- and moderate- income households are much less likely than higher income households to own homes. Ensuring equal access to programs and resources for all groups and increasing access for underserved households will extend homeownership opportunities to families.

In the Town's Plan of Conservation and Development, completed and adopted in 2020, the Town articulated its housing goal: 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. The plan identified five strategies:

1. Protect and enhance the quality and safety of West Hartford's residential neighborhoods by investing in infrastructure, continuing and strengthening code compliance, and taking other measures necessary to support those neighborhoods
2. Support mixed-use development within commercial areas and adjacent to transit facilities. One action is to review the commercial zoning districts and associated zoning ordinance standards and identify potential areas for targeted modification that better facilitate mixed-use development.

3. Encourage appropriate development and redevelopment within transitional zones between current commercial and residential boundaries in a manner that promotes pedestrian-friendly, contextually sensitive design at an appropriate scale that enhances and complements the quality of the neighborhoods.
4. Review the zoning ordinances, and revise as necessary, to encourage the availability of a range of housing types and affordability levels to meet the diverse needs of the community.
5. Promote the maintenance, rehabilitation and improvement of the Town's existing housing stock; expand the Housing Rehabilitation program to increase resident participation.

Discussion:

See narrative above.

AP-85 Other Actions – 91.220(k)

Introduction:

The section below outlines other actions that the Town of West Hartford plans to take during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

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.

Actions planned to foster and maintain affordable housing

Maintaining quality housing is a high priority in West Hartford. Funding to improve residential properties is available to eligible residents and to investor/owners through the town's Housing Rehabilitation program. Grants and low interest loans are available to correct housing code violations, remove hazardous materials from the structure or to eliminate architectural barriers that restrict the mobility of household members with disabilities. Funds are also available to improve energy efficiency.

Actions planned to reduce lead-based paint hazards

The Health Code, Housing & Property Code Enforcement initiative aims to bolster compliance and safety standards by empowering health code inspectors and compliance officers to conduct thorough initial and follow-up inspections. Through partnerships with the West Hartford Department of Social Services and other municipal entities, eligible property owners can be referred for potential inclusion in the Housing Rehabilitation Program. Additionally, the Town of West Hartford is teaming up with the Connecticut Children's Healthy Homes Program to provide assistance to qualified residents in addressing lead remediation and enhancing overall home health. This collaboration includes joint funding efforts to ensure that households

requiring extensive renovations can become lead-safe and environmentally sustainable.

Actions planned to reduce the number of poverty-level families

The Department of Social Services operates the West Hartford Food Pantry to meet the needs of low-income residents with emergency needs. Low-income households receive distribution of non-perishable groceries and, in some cases, a grocery store gift certificate to assist with the purchase of perishable food items. Donations of food and money come from a variety of sources including school and church groups, businesses, families, individuals, community organizations, etc.

Actions planned to develop institutional structure

To ensure the program implementation process continues to meet the needs of the Town's low- and moderate-income (LMI) constituents, West Hartford will enhance citizen participation and community outreach and further develop inter-agency or departmental cooperation, including:

1. Provide in-house technical assistance to those participating or those interested in participating in the Consolidated Planning process.
2. Facilitate transparency of information among the various bodies to maintain informed participation.
3. Serve as a liaison between the Town and the public to provide support services as appropriate.
4. Facilitate quarterly forums to better coordinate service delivery between/among public and nonprofit agencies.

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 can be taken. In particular, if there is an unfulfilled need and any current service levels can fill the gaps.

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

Public improvement projects including the maintenance and expansion of existing infrastructure, public facilities and/or public improvements as determined by a need-based application process. Projects must benefit LMI populations.

Discussion:

As is stated by HUD, the Consolidated Plan and process assists West Hartford in assessing its affordable housing and community development needs and market conditions to make data-

driven, place-based investment decisions.

The allocation of CDBG funds to various activities defined in the Town's Action Plan for FY 2025-2026 will assist the Town to accomplish the following:

- Provide a residential rehabilitation program.
- Support and encourage the creation of affordable housing opportunity.
- Provide support services to people experiencing homelessness and those at risk of homelessness.
- Increase supply of special needs housing.
- Support continuance and expansion of public services.
- Maintain and improve public facilities.
- 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.
- Support administrative and planning activities.
- Support programs and projects that protect public health and safety.

During the upcoming Fiscal Year 2025-2026, the Town will support efforts and funding applications by the West Hartford Housing Authority to foster improvements to the properties that they manage and resident initiatives. Through administration of the HUD Programs, the Departments of Social Services and Leisure Services will coordinate activities with other Town departments and between public and private housing and social services.

West Hartford will monitor performance to meet the goals and objectives as set forth in the Consolidated Plan with programmatic and fiscal review of all project expenditures and accomplishments, including all sub-recipient activities.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

The Project Table identifies projects planned with all CDBG funds expected to be available during the year. The following identifies program income, which is included in projects, that is available for use.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	50,000

Other CDBG Requirements

1. The amount of urgent need activities	0
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1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
N/A