



# **2024-2025 Consolidated Annual Performance and Evaluation Report**

City of New Britain

September 2025

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of New Britain has made substantial progress in carrying out the goals of both its Strategic Plan and Action Plan. Through the course of the year, the City focused efforts on residential rehabilitation of both homeowner and rental units. A total of 18 public services were funded, benefiting thousands of New Britain residents. 8,230 residents received support and services while the whole of New Britain's ADA community benefitted from accessibility improvements.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal                                      | Category           | Source / Amount           | Indicator                                                                                   | Unit of Measure  | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|-------------------------------------------|--------------------|---------------------------|---------------------------------------------------------------------------------------------|------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Affordable and Appropriate Rental Housing | Affordable Housing | CDBG: \$ / HOME: \$426259 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 0                         | 0                       |                  |                         |                       |                  |

|                                           |                    |                           |                                                  |                        |    |    |         |    |    |         |
|-------------------------------------------|--------------------|---------------------------|--------------------------------------------------|------------------------|----|----|---------|----|----|---------|
| Affordable and Appropriate Rental Housing | Affordable Housing | CDBG: \$ / HOME: \$426259 | Rental units constructed                         | Household Housing Unit | 15 | 0  | 0.00%   |    |    |         |
| Affordable and Appropriate Rental Housing | Affordable Housing | CDBG: \$ / HOME: \$426259 | Rental units rehabilitated                       | Household Housing Unit | 25 | 67 | 268.00% | 45 | 52 | 115.56% |
| Affordable and Appropriate Rental Housing | Affordable Housing | CDBG: \$ / HOME: \$426259 | Homeowner Housing Rehabilitated                  | Household Housing Unit | 0  | 0  |         | 0  | 0  |         |
| Affordable and Appropriate Rental Housing | Affordable Housing | CDBG: \$ / HOME: \$426259 | Tenant-based rental assistance / Rapid Rehousing | Households Assisted    | 0  | 14 |         | 0  | 7  |         |
| Affordable and Appropriate Rental Housing | Affordable Housing | CDBG: \$ / HOME: \$426259 | Housing for Homeless added                       | Household Housing Unit | 0  | 0  |         | 0  | 0  |         |
| Affordable and Appropriate Rental Housing | Affordable Housing | CDBG: \$ / HOME: \$426259 | Housing for People with HIV/AIDS added           | Household Housing Unit | 0  | 0  |         | 0  | 0  |         |
| Affordable and Appropriate Rental Housing | Affordable Housing | CDBG: \$ / HOME: \$426259 | Other                                            | Other                  | 0  | 10 |         | 2  | 0  | 0.00%   |
| Affordable Homeownership Opportunities    | Affordable Housing | CDBG: \$ / HOME: \$       | Rental units rehabilitated                       | Household Housing Unit | 0  | 0  |         |    |    |         |
| Affordable Homeownership Opportunities    | Affordable Housing | CDBG: \$ / HOME: \$       | Homeowner Housing Added                          | Household Housing Unit | 4  | 0  | 0.00%   | 3  | 0  | 0.00%   |

|                                        |                                   |                     |                                                                                             |                        |      |       |         |      |      |         |
|----------------------------------------|-----------------------------------|---------------------|---------------------------------------------------------------------------------------------|------------------------|------|-------|---------|------|------|---------|
| Affordable Homeownership Opportunities | Affordable Housing                | CDBG: \$ / HOME: \$ | Homeowner Housing Rehabilitated                                                             | Household Housing Unit | 100  | 18    | 18.00%  | 5    | 3    | 60.00%  |
| Affordable Homeownership Opportunities | Affordable Housing                | CDBG: \$ / HOME: \$ | Direct Financial Assistance to Homebuyers                                                   | Households Assisted    | 125  | 136   | 108.80% | 5    | 4    | 80.00%  |
| Continuance of Public Services         | Public Services                   | CDBG: \$            | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted       | 5000 | 22009 | 440.18% | 2074 | 8230 | 396.82% |
| Economic Development                   | Non-Housing Community Development | CDBG: \$            | Facade treatment/business building rehabilitation                                           | Business               | 0    | 0     |         |      |      |         |
| Economic Development                   | Non-Housing Community Development | CDBG: \$            | Jobs created/retained                                                                       | Jobs                   | 50   | 36    | 72.00%  | 3    | 18   | 600.00% |
| Economic Development                   | Non-Housing Community Development | CDBG: \$            | Businesses assisted                                                                         | Businesses Assisted    | 0    | 16    |         | 0    | 0    |         |
| Improve Infrastructure                 | Non-Housing Community Development | CDBG: \$            | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 0    | 38480 |         |      |      |         |

|                           |                                   |          |                                                                                             |                     |     |        |            |        |        |         |
|---------------------------|-----------------------------------|----------|---------------------------------------------------------------------------------------------|---------------------|-----|--------|------------|--------|--------|---------|
| Improve Infrastructure    | Non-Housing Community Development | CDBG: \$ | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit        | Households Assisted | 0   | 0      |            | 12690  | 35170  | 277.15% |
| Improve Infrastructure    | Non-Housing Community Development | CDBG: \$ | Other                                                                                       | Other               | 250 | 90209  | 36,083.60% |        |        |         |
| Improve Public Facilities | Non-Housing Community Development | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted    | 0   | 335227 |            | 0      | 165378 |         |
| Improve Public Facilities | Non-Housing Community Development | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted    | 0   | 0      |            | 109958 | 0      | 0.00%   |
| Improve Public Facilities | Non-Housing Community Development | CDBG: \$ | Buildings Demolished                                                                        | Buildings           | 0   | 10     |            | 0      | 1      |         |
| Improve Public Facilities | Non-Housing Community Development | CDBG: \$ | Other                                                                                       | Other               | 5   | 0      | 0.00%      | 1      | 0      | 0.00%   |

|                                                    |                 |                          |                                                                          |                     |     |      |         |    |   |       |
|----------------------------------------------------|-----------------|--------------------------|--------------------------------------------------------------------------|---------------------|-----|------|---------|----|---|-------|
| Support Job Training and Employment Programs       | Public Services | CDBG: \$                 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted    | 350 | 0    | 0.00%   | 15 | 0 | 0.00% |
| Support Services to the Homeless and Those At-Risk | Homeless        | CDBG: \$ / HOME: \$30000 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted    | 820 | 1004 | 122.44% | 4  | 0 | 0.00% |
| Support Services to the Homeless and Those At-Risk | Homeless        | CDBG: \$ / HOME: \$30000 | Tenant-based rental assistance / Rapid Rehousing                         | Households Assisted | 0   | 18   |         |    |   |       |
| Support Services to the Homeless and Those At-Risk | Homeless        | CDBG: \$ / HOME: \$30000 | Homeless Person Overnight Shelter                                        | Persons Assisted    | 0   | 59   |         |    |   |       |
| Support Services to the Homeless and Those At-Risk | Homeless        | CDBG: \$ / HOME: \$30000 | Homelessness Prevention                                                  | Persons Assisted    | 0   | 104  |         |    |   |       |

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Within its Annual Plan, the City of New Britain identified the following priorities: Affordable Rental Housing, Affordable Homeownership

Opportunities, Support Services to Homeless/At-Risk, Improve Public Facilities, Improve Infrastructure, Continuation of Public Services, Support Employment Programs, and Economic Development. Throughout the past year, the City has exceeded targeted 1,000 beneficiaries for persons assisted through public services (including support to Homeless/At-risk and Employment Programs) by an additional 7,000 residents. This was accomplished through the support of 18 local public service providers. Programs supported range from senior transportation to medical appointments to youth employment training and teen pregnancy prevention. Neighborhood Preservation and Non-housing projects (public facilities, Infrastructure/accessibility Improvements) also exceeded the amount of targeted beneficiaries. In total, 8,230 residents (excluding projects with city-wide benefit) were benefited through a wide range of public improvements benefiting the City of New Britain.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

|                                           | CDBG           | HOME      |
|-------------------------------------------|----------------|-----------|
| White                                     | 175,286        | 6         |
| Black or African American                 | 25,441         | 4         |
| Asian                                     | 5,170          | 3         |
| American Indian or American Native        | 26             | 0         |
| Native Hawaiian or Other Pacific Islander | 0              | 0         |
| <b>Total</b>                              | <b>205,923</b> | <b>13</b> |
| Hispanic                                  | 84,167         | 4         |
| Not Hispanic                              | 121,756        | 9         |

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The City of New Britain is known for many ethnic enclave neighborhoods which support a diverse and vibrant culture. The projects funded over the past year have impacted every demographic and resulted in broad quality of life improvements for all residents of all races and ethnicities.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds | Source           | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG            | public - federal | 1,717,880                | 2,447,933                           |
| HOME            | public - federal | 747,334                  | 2,190,447                           |
| ESG             | public - federal | 0                        |                                     |

Table 3 - Resources Made Available

### Narrative

Additional resources made available to the Department of Planning & Development in furthering programming include:

#### State Department of Economic and Community Development

The City is the recipient of state grant funding to assess and remediate brownfields, develop reasonable growth & transit oriented development planning, and to facilitate the redevelopment of remediated brownfields.

#### U.S. Department of Housing and Urban Development

The City was granted a \$5,600,000 Lead Hazard Reduction Grant in 2021 which will fund the Healthy Homes New Britain Program again for a 42 month period beginning at contract execution. The program ended on May 30, 2025 with a 120 close-out period ending September 29.

### Identify the geographic distribution and location of investments

| Target Area                       | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-----------------------------------|----------------------------------|---------------------------------|-----------------------|
| City of New Britain               | 76                               | 88                              | City                  |
| NEIGHBORHOOD REVITALIZATION ZONES | 24                               | 12                              |                       |
| Opportunity Zone                  |                                  |                                 |                       |

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City of New Britain is focused on Transit Oriented Development (TOD) efforts in areas where a high percentage of low-to-moderate income residents reside. Long term outcomes include increased

employment, improved health and safety of residents, increased decent and affordable housing, and increase in public safety. Development of these unused and underutilized sites will help stabilize the tax base while addressing income disparity within the city.

Therefore, most projects are City-wide. However, the Consolidated Plan mentioned Neighborhood Revitalization Zones (NRZs) where activities were most likely to take place. The plan's description of the geographic areas of entitlement provided a detailed analysis of why many projects are focused City-wide, but mainly within those tracts. During the 5-Year Consolidated Plan Needs Assessment and Market analysis, the city confirmed these areas as having the highest: unemployment rates, cases of overcrowding, cost burden, incomplete facilities; vacancy rates, poverty rates, and special needs populations.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

While it is not mandated, the city encourages matching or leveraged funds with any CDBG award it makes to any non-profit requesting funding. Organizations provide match or leveraging through existing state/federal and local assistance. CDBG is typically not the primary program/project funder. The city typically leverages \$4 for every \$1 of HUD funding.

Additional funding may come from a variety of sources that include, but are not limited to:

## General Funds

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

| <b>Fiscal Year Summary – HOME Match</b>                                        |           |
|--------------------------------------------------------------------------------|-----------|
| 1. Excess match from prior Federal fiscal year                                 | 0         |
| 2. Match contributed during current Federal fiscal year                        | 6,600,000 |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2)  | 6,600,000 |
| 4. Match liability for current Federal fiscal year                             | 0         |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 6,600,000 |

**Table 5 – Fiscal Year Summary - HOME Match Report**

| Match Contribution for the Federal Fiscal Year |                      |                            |                               |                              |                         |                                                         |                |             |
|------------------------------------------------|----------------------|----------------------------|-------------------------------|------------------------------|-------------------------|---------------------------------------------------------|----------------|-------------|
| Project No. or Other ID                        | Date of Contribution | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Preparation, Construction Materials, Donated labor | Bond Financing | Total Match |
| 64 Hart Street New Construction                | 04/01/2024           | 0                          | 0                             | 0                            | 0                       | 6,600,000                                               | 0              | 0           |

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

| Program Income – Enter the program amounts for the reporting period |                                               |                                                     |                                |                                                  |
|---------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------|--------------------------------|--------------------------------------------------|
| Balance on hand at beginning of reporting period<br>\$              | Amount received during reporting period<br>\$ | Total amount expended during reporting period<br>\$ | Amount expended for TBRA<br>\$ | Balance on hand at end of reporting period<br>\$ |
| 983,179                                                             | 204,547                                       | 180,386                                             | 3,022                          | 179,020                                          |

Table 7 – Program Income

| Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period |         |                                   |                           |                    |          |                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|                                                                                                                                                                          | Total   | Minority Business Enterprises     |                           |                    |          | White Non-Hispanic |
|                                                                                                                                                                          |         | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Contracts                                                                                                                                                                |         |                                   |                           |                    |          |                    |
| Dollar Amount                                                                                                                                                            | 200,000 | 200,000                           | 0                         | 0                  | 0        | 0                  |
| Number                                                                                                                                                                   | 1       | 0                                 | 0                         | 0                  | 0        | 1                  |
| Sub-Contracts                                                                                                                                                            |         |                                   |                           |                    |          |                    |
| Number                                                                                                                                                                   | 0       | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount                                                                                                                                                            | 0       | 0                                 | 0                         | 0                  | 0        | 0                  |
|                                                                                                                                                                          | Total   | Women Business Enterprises        | Male                      |                    |          |                    |
| Contracts                                                                                                                                                                |         |                                   |                           |                    |          |                    |
| Dollar Amount                                                                                                                                                            | 0       | 0                                 | 0                         |                    |          |                    |
| Number                                                                                                                                                                   | 0       | 0                                 | 0                         |                    |          |                    |
| Sub-Contracts                                                                                                                                                            |         |                                   |                           |                    |          |                    |
| Number                                                                                                                                                                   | 0       | 0                                 | 0                         |                    |          |                    |
| Dollar Amount                                                                                                                                                            | 0       | 0                                 | 0                         |                    |          |                    |

**Table 8 - Minority Business and Women Business Enterprises**

| <b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b> |              |                                          |                                  |                           |                 |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------|----------------------------------|---------------------------|-----------------|---------------------------|
|                                                                                                                                                                                | <b>Total</b> | <b>Minority Property Owners</b>          |                                  |                           |                 | <b>White Non-Hispanic</b> |
|                                                                                                                                                                                |              | <b>Alaskan Native or American Indian</b> | <b>Asian or Pacific Islander</b> | <b>Black Non-Hispanic</b> | <b>Hispanic</b> |                           |
| Number                                                                                                                                                                         | 0            | 0                                        | 0                                | 0                         | 0               | 0                         |
| Dollar Amount                                                                                                                                                                  | 0            | 0                                        | 0                                | 0                         | 0               | 0                         |

**Table 9 – Minority Owners of Rental Property**

| <b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition |       |                                   |                           |                    |          |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| Parcels Acquired                                                                                                                                                                         |       | 0                                 |                           | 0                  |          |                    |
| Businesses Displaced                                                                                                                                                                     |       | 0                                 |                           | 0                  |          |                    |
| Nonprofit Organizations Displaced                                                                                                                                                        |       | 0                                 |                           | 0                  |          |                    |
| Households Temporarily Relocated, not Displaced                                                                                                                                          |       | 0                                 |                           | 0                  |          |                    |
| Households Displaced                                                                                                                                                                     | Total | Minority Property Enterprises     |                           |                    |          | White Non-Hispanic |
|                                                                                                                                                                                          |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number                                                                                                                                                                                   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Cost                                                                                                                                                                                     | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

|                                                                            | One-Year Goal | Actual    |
|----------------------------------------------------------------------------|---------------|-----------|
| Number of Homeless households to be provided affordable housing units      | 4             | 0         |
| Number of Non-Homeless households to be provided affordable housing units  | 16            | 51        |
| Number of Special-Needs households to be provided affordable housing units | 0             | 0         |
| <b>Total</b>                                                               | <b>20</b>     | <b>51</b> |

Table 11 – Number of Households

|                                                                      | One-Year Goal | Actual    |
|----------------------------------------------------------------------|---------------|-----------|
| Number of households supported through Rental Assistance             | 4             | 7         |
| Number of households supported through The Production of New Units   | 3             | 0         |
| Number of households supported through Rehab of Existing Units       | 16            | 44        |
| Number of households supported through Acquisition of Existing Units | 0             | 0         |
| <b>Total</b>                                                         | <b>23</b>     | <b>51</b> |

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City assisted on a combined 19 units of non-homeless households. This is in contrast to a set goal of 53 units. This goal was set based on an average of estimated units completed over the 5-year Consolidated Plan. The 19 units include the new construction of 11 single-family homes that will be completed in September of 2025. The remaining units include four down-payment assistance for first-time homebuyers and four residential rehabilitation projects in concert with the City's Lead Hazard Reduction Grant.

**Discuss how these outcomes will impact future annual action plans.**

The City of New Britain will revisit its program in order to improve its competitiveness with current market realities.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

| <b>Number of Households Served</b> | <b>CDBG Actual</b> | <b>HOME Actual</b> |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income               | 35                 | 7                  |
| Low-income                         | 7                  | 0                  |
| Moderate-income                    | 2                  | 0                  |
| <b>Total</b>                       | <b>44</b>          | <b>7</b>           |

**Table 13 – Number of Households Served**

**Narrative Information**

According to the Annual Action Plan and represented in these outcomes, the city allocates funding for affordable housing with a high concentration on residents at or below 50% of AMI (93%). This is consistent with the 5-Year Consolidated Plan's analysis of the housing market issues and housing need data.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The Connecticut Coalition to End Homelessness (CCEH) organizes volunteers to assist with the Annual Point in Time Count (PIT). All applicants for federal homeless assistance grants are required by HUD to count and report the number of people experiencing homelessness in their communities on one night at the end of January. During the 2021 PIT Count, volunteers identified 83 people experiencing homelessness, with 24 being children. Of this total, 25 person was listed as "Chronically Homeless". Additionally, one homeless person had HIV/AIDS, 2 were suffering from chronic substance abuse, and 11 had been diagnosed with severe mental illness. The 2023 and 2024 PIT count is yet to be made available on CCEH's website. In 2025, the City was made aware that changes to the PIT count in recent years make separating the data to the local level impossible. The City is attempting to work with Journey Home to review the raw data of the report.

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

According to the CAN Plan, any individuals or families with housing needs should be instructed to call the State's 211 help line. 211 will make a referral to a CAN agency, which will make an appointment for an in-depth assessment and/or case management services. However, if the call is for immediate shelter, 211 will provide instructions on how to find an emergency shelter for the night.

Community Mental Health Affiliates, Inc. (CMHA) provides permanent supportive housing vouchers and case management for persons with mental illness or co-occurring disorders. CMHA has a proven track record of successfully providing outreach to homeless persons, stabilizing them in housing and helping them access treatment through the Modified Assertive Community Treatment Team (MACTT). Funded for 5 years through a federal SAMHSA grant, when this funding ended, MACTT funding was sustained by the state (CT DMHAS) due to its high rate of efficacy. MACTT produced statistically significant improvements in mental health and client symptom severity significant improvements in social connectedness and social functioning and a decrease in psychotic symptoms. MACTT is now called Community Outreach Program for Engagement (COPE).

The Friendship Service Center provides a number of services to the At Risk and Homeless

populations. Among other programs, FSC manages an outreach and engagement program to address Homelessness. Projects for Assistance to Transition from Homelessness (PATH) works to reduce barriers to care and links people with appropriate housing and services. Case Management includes: food and nutrition; health assessment; income and Medicare; veteran issues; service homeless or those who live in a shelter; and who have severe mental illness and/or co-occurring disorders.

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

The Central CT CAN is a successful collaboration providing a multitude of coordinated resources. Provider organizations participate in meetings that provide housing placement opportunities and prioritize clients based on the VI-SPDAT score, length of homelessness, and presence of disabilities. Building Hope Together: New Britain's Workplan to End Homelessness, works closely with community members to develop programs that address community needs. There are 89 emergency shelter beds in the City, located at the Friendship Center's 241-249 Arch Street facility, at the Prudence Crandall Center, and at the Salvation Army on Franklin Sq. The emergency shelters receive HESG funds from HUD via the City of New Britain.

There are 34 transitional beds in the City; 15 of these beds are provided by the Friendship Service Center in their 241-247 Arch Street facility and 19 at the Prudence Crandall Center. Transitional housing provides shelter for up to two years and is accompanied by supportive social services and programs such as counseling, referral services, case management services, financial counseling, educational instruction, job skills development, etc.

Many of the homeless in the City are chronically homeless, with substance abuse problems or mental illness, and many of these people avoid shelters and facilities, only until extreme winter weather. Others are newly homeless, perhaps facing a temporary hardship. But clearly, the typical homeless person has needs which surpass those relating to shelter; and as a result, many homeless of New Britain have special needs.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The State of Connecticut mandates that discharges from foster care, health care, mental health facilities and the Department of Corrections be done in such a way as to minimize risk of homelessness. The Continuum of Care partners ensure that the proper steps are taken with regard to discharge planning. The following narrative is from the Continuum of Care Application:

Foster Care - CT has built in an Independent Living Program that offers young people a continuum of

independent living services along with specialized case management to ensure a successful transition to productive community life. The Community Housing Assistance Program provides youth aging out of Foster Care with a subsidy to cover living expenses.

Health Care - The two local hospitals, Hospital of Central Connecticut and Hospital for Special Care confirmed that current discharge practices include providing case management services. With the exception of extreme situations, local hospitals do not discharge into emergency shelters or the street.

Mental Health - CT Department of Mental Health and Addiction Services have policies in place that dictate that every attempt shall be made to verify discharge housing arrangements. Clients are not discharged into emergency shelters or the street.

Corrections - CT Department of Corrections continues to complete an Offender Accountability Plan for each inmate, program outline and expectations during the entire time of incarceration. A standardized discharge plan is completed with inmates at the end of sentence, addressing issues including housing, identification and community resource needs. In previous years, the department had significantly increased staffing and the number of halfway house beds for parole and community services and contracts for a wide range of residential services in the community.

In order to successfully break the cycle of homelessness, it is important to provide a smooth transition from professional facilities, emergency shelters and transitional housing to permanent housing. Organizations like the Friendship Service center provide case management services. Case management is provided for each resident in the emergency shelter. A Case Action Plan is developed within two weeks after arrival. Medical screening and referrals to mental health and physical health providers is provided by the Community Health Center. Adult residents are offered the opportunity to complete their education through local agencies. Residents with substance abuse problems are referred to treatment. The outreach workers also refer soup kitchen patrons who have histories of substance abuse to local treatment facilities.

**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**

One of the major challenges to housing stability this program year is the affordable housing shortage created in the aftermath of the COVID-19 Pandemic which jeopardizes the dwelling status of many LMI families in New Britain. The state of Connecticut mandates that discharges from foster care, health care, mental health facilities and the Department of Corrections be done in such a way as to minimize risk of homelessness. The Continuum of Care partners ensure that the proper steps are taken with regard to discharge planning. The following narrative is from the Continuum of Care Application:

Foster Care - CT has built in an Independent Living Program that offers young people a continuum of independent living services along with specialized case management to ensure a successful transition to productive community life. The Community Housing Assistance Program provides youth aging out of Foster Care with a subsidy to cover living expenses.

Health Care - The two local hospitals, Hospital of Central Connecticut and Hospital for Special Care confirmed that current discharge practices include providing case management services. With the exception of extreme situations, local hospitals do not discharge into emergency shelters or the street.

Mental Health - CT Department of Mental Health and Addiction Services have policies in place that dictate that every attempt shall be made to verify discharge housing arrangements. Clients are not discharged into emergency shelters or the street

Corrections - CT Department of Corrections continues to complete an Offender Accountability Plan for each inmate, program outline and expectations during the entire time of incarceration. A standardized discharge plan is completed with inmates at the end of sentence, addressing issues including housing, identification and community resource needs. In previous years, the department had significantly increased staffing and the number of halfway house beds for parole and community services and contracts for a wide range of residential services in the community.

In order to successfully break the cycle of homelessness, it is important to provide a smooth transition from professional facilities, emergency shelters and transitional housing to permanent housing. Organizations like the Friendship Service center provide case management services. Case management is provided for each resident in the emergency shelter. A Case Action Plan is developed within two weeks after arrival. Medical screening and referrals to mental health and physical health providers is provided by the Community Health Center. Adult residents are offered the opportunity to complete their education through local agencies. Residents with substance abuse problems are referred to treatment. The outreach workers also refer soup kitchen patrons who have histories of substance abuse to local treatment facilities.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Housing Authority has been actively pursuing HUD resources that will focus on the economic advancement of its residents. It now has both a Public Housing and Housing Choice Voucher Family Self-Sufficiency Coordinator to assist residents in pursuing education, work and housing goals. The Housing Authority coordinates, promotes and provides other programs to enhance the economic and social self-sufficiency of residents. These include after school homework program, scholarship and computer programs and elderly services. Computer centers for both the elderly and family housing sites have been revamped and are now open and in use by residents. The Community Education and Training facility provides education and training opportunities for housing authority residents and Section 8 participants.

The NBHA enforces a Community Service Policy that requires residents to perform eight hours of community service a month. Through community service, the Authority hopes that its residents will be able to improve not only their lives, but also improve the surrounding community in the process.

Resident Associations continue to be organized at each of the New Britain housing projects. A Resident Advisory Board, comprised of tenants from each housing site, is actively involved with developing and approving the Housing Authority's Annual and Five-Year Plan required by HUD. The NBHA initiated a consultation process with stakeholders concerning the disposition application for the Mt. Pleasant/Bond Street redevelopment. It has been working with the Mt. Pleasant residents, assisted by CT Legal Services to start a Resident Council. Public Housing Residents were involved in the hiring of the new property manager.

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

The City continues to operate a homeownership program which is available to public housing renters. The city is working with construction trade organizations and private contractors to build capacity and encourage Section 3 residents, who may be public housing residents, gain employment within the construction trade.

### **Actions taken to provide assistance to troubled PHAs**

According to the Housing Authority, the scores for the physical condition of the housing units have recently been reduced to Standard, but they are not designated as a troubled agency.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

To mitigate the impacts of barriers associated with negative public policies, the City:

Coordinated meetings between key departments that are involved with the permit processing and planning approval processes. The initiative will work to minimize the delay in housing development in general and affordable housing development in particular.

Leveraged other funding, including HOME, the Lead Based Paint Hazard Reduction grant, State Department of Economic and Community Development. These funds provide residential rehabilitation assistance, homeownership assistance, and assist in the construction and preservation of affordable housing.

The city funds a position that deals with fair housing issues within New Britain. The employee works as a resource to connect landlords and tenants with training, education, and counseling. Furthermore, the city maintains a fair rent commission, which focuses on ensuring cost reasonableness.

A number of recommendations have also been discussed, including working with CT Fair Housing to conduct testing of sale and rental properties to identify violations of the Fair Housing Act.

Require “affirmative marketing” of all new residential developments and buildings in order to receive a building permit, zoning, or subdivision approval. This makes home seekers aware of the housing choices available to them. For the developer, affirmative marketing means taking special steps to promote traffic from particular racial or ethnic groups that are otherwise unlikely to compete for their housing.

The cost of housing in New Britain is less expensive compared to surrounding towns; it is the very-low incomes of the residents that presents the greatest housing challenge. The identified barriers to affordable housing are primarily the cost and availability of land and the cost of meeting standards and codes. The tax rate on property owners affects the cost of maintaining housing. The City is committed to preventing any tax increases that would pass on increased housing costs to renters.

The City has been submitting applications to the State of Connecticut and various other grantors in an effort to support the development of quality housing opportunities.

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

New Britain is located in the geographic center of the state and is the second largest municipality in the immediate area. Hartford County is home to a broad range of individuals who hail from diverse

backgrounds in education, wealth, race and ethnicity. While the region is diverse, the community lacks adequate fiscal reserves to address the needs of many underserved residents. The City continued to support the important public service programs through the allocation and utilization of HUD funds. HUD funds to the City have been diminishing, and the Mayor has approached the State for assistance with escalating homeless needs. Social service agencies work to stretch limited funding. Many granting organizations are pursuing greater collaborative efforts in order to create impactful results. New Britain is no different, and has convened the Building Hope Together (BHT) task force as part of the New Britain Recovers Program to address the needs of homelessness and at-risk populations. The city works together with the Board of Education, Police Athletic League and multiple social service agencies to create a “net” of programming that addresses the needs of this population.

New Britain uses CDBG and HOME funds to address housing cost burden, overcrowding, energy efficiency, and code and safety issues within residential properties. Furthermore, New Britain has aggressively applied for and successfully managed funding to return unused/underutilized properties back to the market. This includes addressing environmental barriers to development through Brownfield funding. Returning these parcels to productive use will create employment, new affordable housing opportunities, address crime, poverty and stabilize the tax base.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City of New Britain has determined that a number of housing units currently occupied by low, very low and extremely low-income residents contain lead-based paint hazards. As such, the City was awarded \$5.6 million in Lead Hazard Reduction funding from HUD for its Healthy Homes New Britain Program. The Healthy Homes New Britain Program is an early intervention and preventative program to reduce lead hazards for low-income income children. The program will provide education to families and property owners and remove lead and other home health hazards in eligible households. This program will perform lead abatement and code improvements to a targeted 225 residential units.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City used HUD grant funds to address crucial needs of low income or poverty-level families. The activities provided an array of services for persons struggling with the threat or reality of homelessness and aim to remedy the problems that affect employability - such problems as generational poverty and teenage pregnancy, family and health issues, language barriers and disenfranchisement.

The City has been focusing on aggressive economic development actions to rebuild downtown to attract business that will hire more workers. A large portion of downtown is being assessed for remediation to make new developable land available for business investment. Also, the City and the State have been promoting the benefits of the CT Fastrak busway that allows residents to work in out-of- town jobs. These and other planned economic development actions are anticipated to increase earnings potential of City residents and improve the City’s financial health.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The Institutional structure through which the City carries out its housing and community development plan is made up of organizations from the public, nonprofit and private sectors, and involves public/private partnerships among many housing and social service organizations. The city took action to approve the solicitation for Community Housing Development Organizations (CHDOs).

The City continued to provide support through CDBG funds for operational costs and commitment of City staff to the Neighborhood Revitalization Zones. The NRZs are critical to neighborhood stabilization as the residents are active stakeholders. City staff provides attendees with information related to upcoming issues and is available to respond to their concerns as well as advocate for their plans.

In 2021, the City combined the following departments to improve its coordinated approach to community development: Department of City Planning, Department of Economic Development, and Department of Community Development. The new department dubbed, Department of Planning & Development, utilizes a comprehensive approach to improve economic opportunities, quality of life, and municipal development throughout the City of New Britain.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Various collaboratives continued to operate this year to address homelessness issues: the Continuum of Care for New Britain, the Central Connecticut Coordinated Access Network, and the Mayor's Building Hope Together (BHT) Task Force are key to enhanced coordination. BHT includes the primary homeless providers as well City departments, the Hospital, the Housing Authority, Board of Education and CCSU, community foundations and many collaborating business stakeholders including the Chamber of Commerce, Okay Industries, and the Capital Workforce Partners. In 2021, the City launched New Britain Recovers which has received ESG funding to support local emergency shelters and perform homelessness prevention programing.

### **Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

There is currently a high demand for housing for people with disabilities. This need is seen mostly in the demand for rental housing outside of the New Britain Housing Authority. Additionally, senior housing has seen a large uptick in demand. The City has had preliminary conversations with owners of former parochial schools and large one-story buildings to gage interest in coversion to senior or disability-accomodating rental units. The City is constructing 11 single family homes at 74 Kelsey Street utilizing a mixture of HOME Program and SLFRF monies with completion and resale occurring in Program Year 2025.

## **CR-40 - Monitoring 91.220 and 91.230**

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

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

All activities submitted for funding consideration are reviewed for consistency with HUD requirements and the City's goals and objectives set forth in its Consolidated Plan. Once the activities are funded, if they are not meeting their goals and objectives, actions are taken to remedy the causes or the funds are reprogrammed to other eligible activities. In the event of timeliness concerns, the subrecipient will be placed on a performance improvement plan in order to remedy such concerns, including a work-out schedule starting from an end date to achieve compliance with revised benchmarks.

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

All recipients of funds are subject to minority business as well as Section 3 outreach. This includes signing a Section 3 Certification which states the purpose and requirements of Section 3. Advertising of opportunities are in locations that increase likelihood for minority contractors to apply (public housing authority, City/State procurement websites, ESL programs, and Lead Based Paint certification trainings). In the event an unfair ratio of non-minority business owners were not responding to and/or winning bids, this office would implement requirements to ensure such contractors were fairly represented in the process. This may include additional statements promoting preference for and/or encouraging WBE/MBEs to apply.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The CAPER for the 2024-2025 period will also be available at the next Annual Action Plan Public Hearing which is to be determined in April 2026.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

N/A

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The following properties were inspected for health & safety standards. Unless otherwise noted, the property passed with no issues: 17 Dwight St. - 8/13/25, 37 Bingham St.-9/3/25, 18 Miller St.-7/17/25, 147 Broad St.- 7/31/25, 594 Burritt St.-8/19/25, 314 Osgood Ave.-8/1/25, 85 Arch St.-8/15/25, 2380 Corbin Ave.-7/31/25, 50 High St.-7/22/25, 232 Arch St.-7/29/25 (2 units), 144 Winthrop St.-9/16/25, 48-50 Garden St.-1/15/25, 68 Booth St.-7/30/25, 157-161 Broad St.-8/7/25, 91-99 Silver St.-8/5/25, 150 Rocky Hill Ave. 7/24/25, 57 Court St.-8/12/25, 54-56 Cabot St.-9/18/25, 212 Broad St - 7/25/25, 214 Lawlor St - 9/3/25.

The City of New Britain conducts inspections on all units for which an inspection is required. Inspections are completed by Anthony Bianca the departments Project Coordinator on a regularly scheduled basis.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

The City of New Britain has adopted a Statement of Policy and Procedures for Affirmative Marketing to provide information and otherwise attract eligible persons from all racial, ethnic, and gender groups in the housing market area to HOME-assisted housing containing five or more housing units. The Statement includes: methods for informing the general public, owners and potential tenants and home purchasers about Federal Fair Housing laws and affirmative marketing policy; requirements and practices each owner must adhere to in order to carry out affirmative marketing procedures and requirements; procedures to be used by owners to inform and solicit applications from persons in the housing market area who are not likely to apply for to apply for the housing without special outreach; recordkeeping; and assessment of efforts and corrective actions.

In implementing its Affirmative Marketing Policy and Procedures, the City will advertise units made available with assistance under the HOME Program, in housing containing 5 or more housing units. Advertisements will be placed in The Herald, as well as a Polish newspaper and a Spanish newspaper, and will include the Equal Housing Opportunity logo. Sub-recipient nonprofit organizations will also be required to comply with the Affirmative Marketing policies and procedures in the implementation of HOME assisted housing activities.

With the City's HOP (Homeownership Program) homebuyer assistance program, the City emphasized

fair housing requirements in its guidelines and all informational materials. The City is working with all non-profit service providers, including the Spanish Speaking Center and the Human Resources Agency, to participate.

Also the City's Affirmative Marketing Policy is made a part of sub-recipient and developer contracts. When the project developer begins taking applications for resident, the developer's compliance with these requirements will be monitored.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

\$1,005,684.33 in program income was used for eight projects this year:

1. HOME Admin - \$39,132.57
2. Kelsey, Sheffield & East New Construction - \$741,984.28– Project underway
3. Supportive Housing for People HIV/AIDS - \$3,022.05 – 4 white, 3 black, 3 hispanic, Ex-Low: 7
4. HOP 11 Mead Street Unit D - \$28,224.15 – 1 white, 1 low
5. HOP 41 Joan Road - \$30,224.16 – 1 Asian, 1 mod
6. HOP 1474 Stanley Street - \$51,247.85 – 1 Asian, 1 low
7. HOP 50 Locust Street - \$46,527.42 – 1 Asian, 1 low
8. 64 Hart Street – NHS - \$65,321.85 – 1 Black, 1 mod

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

| Total Labor Hours                     | CDBG | HOME | ESG | HOPWA | HTF |
|---------------------------------------|------|------|-----|-------|-----|
| Total Number of Activities            | 1    | 0    | 0   | 0     | 0   |
| Total Labor Hours                     | 53   |      |     |       |     |
| Total Section 3 Worker Hours          | 0    |      |     |       |     |
| Total Targeted Section 3 Worker Hours | 0    |      |     |       |     |

**Table 14 – Total Labor Hours**

| Qualitative Efforts - Number of Activities by Program                                                                                                                                                   | CDBG | HOME | ESG | HOPWA | HTF |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|-----|-------|-----|
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers                                                                                                                     |      |      |     |       |     |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers.                                                                                                                     |      |      |     |       |     |
| Direct, on-the job training (including apprenticeships).                                                                                                                                                | 1    |      |     |       |     |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.                                                                                                     |      |      |     |       |     |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).                                                                                                    |      |      |     |       |     |
| Outreach efforts to identify and secure bids from Section 3 business concerns.                                                                                                                          |      |      |     |       |     |
| Technical assistance to help Section 3 business concerns understand and bid on contracts.                                                                                                               |      |      |     |       |     |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.                                                                                                     |      |      |     |       |     |
| Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services. |      |      |     |       |     |
| Held one or more job fairs.                                                                                                                                                                             |      |      |     |       |     |
| Provided or connected residents with supportive services that can provide direct services or referrals.                                                                                                 |      |      |     |       |     |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.          |      |      |     |       |     |
| Assisted residents with finding child care.                                                                                                                                                             |      |      |     |       |     |
| Assisted residents to apply for, or attend community college or a four year educational institution.                                                                                                    |      |      |     |       |     |
| Assisted residents to apply for, or attend vocational/technical training.                                                                                                                               |      |      |     |       |     |
| Assisted residents to obtain financial literacy training and/or coaching.                                                                                                                               |      |      |     |       |     |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.                                                                                               |      |      |     |       |     |
| Provided or connected residents with training on computer use or online technologies.                                                                                                                   |      |      |     |       |     |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.                                                                                       |      |      |     |       |     |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.                                                    |      |      |     |       |     |

|        |  |  |  |  |  |
|--------|--|--|--|--|--|
| Other. |  |  |  |  |  |
|--------|--|--|--|--|--|

**Table 15 – Qualitative Efforts - Number of Activities by Program**

## Narrative

# **Attachment**

## **Advertising**

## **IDIS CAPER Reports**

## **CAPER Affidavit Courant 11/28/25**

## CAPER Tearsheet 11/28/25