

## 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.***

The Town of West Hartford continues to maintain programs identified in its CDBG strategic and annual action plans in order to enhance suitable living environments for low- and moderate-income residents and neighborhoods in West Hartford. The Town of West Hartford also received and incorporated Coronavirus Aid, Relief and Economic Security (CARES) Act funding (CDBG-CV funds), which are described in this annual report for fiscal year 2024-2025, which covers the last year of the Town's 2020-2024 Consolidated Plan.

Fair Housing activities and Neighborhood Stabilization include numerous provisions for extremely low- and very low-income persons in the community. The West Hartford Housing Authority, a quasi-governmental agency, oversees all public housing (Section 8 vouchers) and provides qualified renters with access to clean, affordable, and appropriate low-income housing. The CDBG West Hartford Housing Rehabilitation Program (HR), together with the West Hartford Building Department, also supports the maintenance of good housing stock suitable for a healthy living environment.

The Town continues to work with external agencies to facilitate supports for those in the community. The Community Renewal Team (CRT) provides support in applying for the CT Energy Assistance Program. Greater Hartford Legal Aid supports those who may need housing counseling or other legal supports. Staff social workers complete referrals to Operation Fuel (now known as Generation Power CT) to assist families with heating and fuel payments and budgets. Social workers facilitate the State of CT Renter's Rebate program for elderly and disabled persons providing a rebate when rent exceeds **30% of annual income**. They also collaborate with the CT Fair Housing Center (and other agencies, when needed) regarding Fair Housing rights and other housing issues.

The West Hartford Food Pantry is a vital program that contributes to the reduction of food insecurity in West Hartford. This program works collaboratively with other local community pantries and our statewide foodbank (Foodshare) to administer other food-related programs. Coordination of efforts were especially vibrant during the pandemic, and operations remain strong post-pandemic.

West Hartford operates a neighborhood community center, Hillcrest Area Neighborhood Outreach Center (HANOC), in the heart of the Town's lowest-income neighborhood. HANOC is the result of a collaborative partnership between the Town of West Hartford, The West Hartford Housing Authority and the West Hartford Board of Education. The community center is owned by the West Hartford Housing Authority and is leased and operated by the Town of West Hartford. Programming at the center is facilitated through the Town of West Hartford Social Services' Community Partnerships Division, and the West Hartford Board of Education.

The Town also continues to utilize funding for its infrastructure to support services to persons with disabilities, American Disabilities Act (ADA) compliance, and youth, seniors, and/or those with substance use disorders. The town facilitates numerous boards and commissions, such as the Sustainability Commission, the Zoning Board of Appeals, the Fair Rent Commission, Senior Citizens Advisory Commission, Advisory Commission for Persons with Disabilities, and the West Hartford Prevention Council. In addition, the Town continues its priority to maintain and improve existing public facilities and to encourage the development of upgraded facilities, particularly with regard to parks/recreation facilities and parking facilities serving low-

income populations. Accomplishments are detailed in the chart below.

**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
CDBG Administration	Administration	CDBG: \$	Other	Other	0	0		0	0	
Fair Housing Activities	Fair Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	1976	1,580.8%	25	0	0%
Fair Housing Activities	Fair Housing	CDBG: \$	Other	Other		0				
Food Pantry	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3625	3971	109.54%	950	1,413	148.73%
Food Pantry	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
HANOC	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1750	2311	132.06%	90	20	22.22%
HANOC	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				

Housing & Neighborhood Stabilization	Affordable Housing Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	3500	4676	133.6%	700	0	0.00%
Housing Rehabilitation Program	Affordable Housing	CDBG: \$		Household Housing Unit	0	0				
Housing Rehabilitation Program	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	44	44.00%	10	22	220.%
Public & Private Partnerships	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10	14	140%	2	2	100.%
Public & Private Partnerships	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		2	0	0%
Volunteer Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		330	130	39.39%
Volunteer Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1125	1269	112.8%			

**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.**

The Town of West Hartford continues to mirror HUD’s mission to create strong, sustainable, inclusive communities and quality affordable homes for all. While CDBG funding received from HUD does not directly and explicitly fund housing options for the community, it’s CDBG efforts support and compliment housing efforts, including providing safety, quality of life, and other resources to members of the community with limited income, special needs, and the elderly.

The Food Pantry program tracks the number of food bags distributed monthly and the number of participating families. By June 30, 2025, the Food Pantry served 605 households or 1,413 individuals. In addition, 56 Households received food assistance in their homes, through the Commodities program, the delivery of which is organized by West Hartford Social Services – Community Partnerships Division. At the Hillcrest Area Neighborhood Outreach Center (HANOC), 301 breakfasts were served for low- and moderate-income (LMI) residents.

The HANOC program continued to support West Hartford’s lowest income area. We had staffing challenges this year which greatly reduced the number of programs targeting adults at HANOC. However, the programs for students remained active, including an after-school homework program, a summer academic enrichment program,, Camp Hillcrest, educational field trips, and more.

Through Volunteer Services Program, 346 residents were served. Volunteers provided services such as medical escort transportation, grocery shopping, and friendly visitors for seniors, as well as working with youth at the HANOC programs throughout the school year and summer. The Volunteer Services program is administered by Social Servcies’ Community Partnerships Division.

Two CDBG-funded capital projects were completed in the last fiscal year to improve conditions in low- and moderate-income areas and enhance ADA accessibility. These included the installation of an elevator at Fellowship Housing, located at 60 Starkel Road, and the installation of two chairlifts at Cornerstone Aquatics Center.

Looking ahead, three additional CDBG-funded projects are scheduled for completion in the upcoming year: Kennedy Park planning, installation of two dehumidifiers at Cornerstone Aquatics Center, and reconstruction of bathrooms at Wolcott Park to ensure ADA compliance.

The Director of Leisure Services and Social Services will continue to lead this department in aligning priorities with CDBG goals and the Town’s strategic plan, while ensuring that available funds are used effectively and efficiently. The Town of West Hartford remains committed to utilizing CDBG funding to improve low- and moderate-income neighborhoods and to address ADA needs across municipal facilities and public schools, as further detailed later in this report.

**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)**

	<b>CDBG</b>
White	7282
Black or African American	404
Asian	260
American Indian or American Native	7
Native Hawaiian or Other Pacific Islander	8
<b>Total</b>	<b>8,351</b>
Hispanic	390
Not Hispanic	7,961

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

**Narrative**

The Town of West Hartford uses CDBG funding based on the HUD guidelines for National Objectives for low-to-moderate income persons and in low-to-moderate income areas. The table above represents the Town of West Hartford residents based on their race, who benefited from the CDBG funds during the Program Year 2024-2025.

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

**Identify the resources made available**

<b>Source of Funds</b>	<b>Source</b>	<b>Resources Made Available</b>	<b>Amount Expended During Program Year</b>
CDBG	public - federal	2,202,428.30	1,697,063.89

**Table 3 - Resources Made Available**

**Narrative**

The CDBG funding available was \$2,202,428.30, from which \$1,697,063.89 was expended. The CDBG-CV funding available was \$ 99,911.59, from which \$90,370.60 was expended.

**Identify the geographic distribution and location of investments**

<b>Target Area</b>	<b>Planned Percentage of Allocation</b>	<b>Actual Percentage of Allocation</b>	<b>Narrative Description</b>
Hillcrest Avenue Neighborhood	9.15	2.90	
HUD-approved LMI areas	79.04	70.87	
West Hartford Housing Rehab	11.81	26.23	Municipality

**Table 4 – Identify the geographic distribution and location of investments**

The CARES Act funding (CDBG-CV) played a significant role in helping our community address the impacts of COVID-19 by supporting the Food Pantry and enhancing indoor air quality at a public indoor aquatics facility. From the remaining **\$99,911.59** allocation, the Town utilized **\$90,370.60** during FY 2024–2025.

Key activities included:

- **Food Pantry:** \$16,091.77 was used to support part-time staff salaries, enabling the food bank to continue providing food bags and essential services to residents in need.
- **Cornerstone Aquatics Center (55 Buena Vista Road):** \$74,278.83 was invested in replacing two dehumidifiers to improve air quality at the indoor aquatics facility.

For the upcoming fiscal year, the remaining **\$9,540.99** in CDBG-CV funding will be available.

For program year 2024-2025, West Hartford distributed its CDBG Entitlement funds to residents living in the low-to-moderate income areas. Three public service programs were administered:

- Hillcrest Avenue Neighborhood – served by outreach center (HANOC)
- HUD-approved Low- to Moderate-Income (LMI) areas.
- West Hartford. (Municipality)

Total CDBG funding to the Hillcrest Avenue Neighborhood area represents 2.90% of all CDBG funding. Housing Rehabilitation Program used 26.23% of all CDBG funding used last FY. CDBG funds are invested in the Town of West Hartford based on the LMI and ADA compliance. 70.87% of total CDBG funding was allocated for HUD-approved LMI areas in the Town of West Hartford. For public service, 8.31% of the CDBG funding was used in the last fiscal year. Services include support for HANOC, Volunteer Services, and the Food Pantry. For CDBG administration, 15.14 % of the CDBG funding was spent last FY. The remaining 76.55% was spent on Capital Improvement Projects in LMI areas, housing rehabilitation projects, and other services. Given the percentages above, West Hartford continues to prioritize the needs of its lowest-income census tracts and target areas. Over 100% of all CDBG funds are utilized for low-income residents or persons who need ADA assistance.

## 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.**

During the reporting period using Federal funds, West Hartford leveraged other funding sources as follows:

- West Hartford typically leverages \$5,000 from the Town of Bloomfield to support the placement of a West Hartford social worker for one-day each week in the Hartford Community Court. This social worker provides counseling, crisis intervention, and other brief and general social services to defendants arrested in West Hartford and Bloomfield for adjudication in that court. During the 2024-2025 fiscal year 135 Community Court intake interviews/referrals were made for both municipalities.
- The CDBG funded Housing Rehabilitation Program continues to offers flexible funding opportunities to income eligible property owners (including grants and extremely low-interest loans).
- West Hartford utilizes \$7,000 of CDBG Funds for Greater Hartford Legal Aid (GHLA). GHLA provides free legal services to low-income persons whose assets or resources meet required guidelines for eligibility. GHLA abides by the provisions of nondiscrimination under Title VI of The Civil Rights Act of 1964.
- The Town of West Hartford coordinates and offers several transportation services to the community. Dial-a-Ride provides transportation assistance to West Hartford residents who are age 60+ OR who are over 18 years old and have a qualifying disability. Residents may use this service up to three times per week for medical appointments, grocery shopping and social activities. West Hartford subsidizes the cost of this service, along with a state transportation grant. The fee for residents is limited to \$65 per year. Those with ongoing or urgent medical treatment can utilize the Medical Assistance Program (MAP) Program, which allows for more rides at no additional charge.
- The West Hartford Social Services Department continues to prioritize the needs of low income and elderly residents. Social workers address their needs, such as mental health needs, substance abuse issues, food insecurity, lack of resources for heat, energy, and rent, etc. The department also facilitates any temporary/permanent relocation of residents required by code enforcement activities, mediates any Fair Rent Commission complaints, and works with state marshals for any evictions occurring in town.
- The West Hartford's Engineering Division, Building Division, and the Public Works Department prioritizes Capital Improvements Program projects based on community needs. These departments work integrally with the Administrator of CDBG activities to assure CDBG compliance with the Town of West Hartford goals.
- The West Hartford Bloomfield Health District (WHBHD) works in conjunction with the Building and Engineering department to assure code compliance, whether it be health or structural in nature.

**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.**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	14
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	0	14

**Table 5 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	684	576
Number of households supported through The Production of New Units	49	15
Number of households supported through Rehab of Existing Units	10	23
Number of households supported through Acquisition of Existing Units	0	n/a
<b>Total</b>	743	614

**Table 6 – Number of Households Supported**

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

As with other state and federal agencies and private-sector owners, it is the separate mission of the West Hartford Housing Authority to create, preserve, revitalize and pursue affordable housing and serve a diverse mix of households. The Housing Authority and its affiliate, Trout Brook Realty Advisors, currently manages approximately 397 non-homeless affordable housing units in the community. It is not known the approximate number of the private sector and other agencies that provide affordable housing units to those in West Hartford.

One of the Town of West Hartford's missions is to create community development opportunities especially for low- to moderate-income earners when CDBG money is being used.

The West Hartford Housing Rehabilitation (HR) program aims to rehabilitate 20 housing units annually, totaling 100 units over the five-year plan, as outlined in the Consolidated Plan. This year, the program successfully rehabilitated 21 single-family homes and 1 two-family home, achieving a total of 23 units.

Thus, the Housing Rehabilitation Program has met its target for the FY 2024-2025 Annual Action Plan (AAP).

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

The realignment of the Housing Rehabilitation Program administrative needs will enable the CDBG Coordinator to pursue those LMI individuals or families who qualify for services. The number of housing units served will impact the need for either increased or decreased funding in future years.

In addition, the residual impact of COVID-19 will affect how future funds will be allocated. It is unknown how recovery from the pandemic, coupled with anticipated job opportunities, will affect CDBG spending in the short and long term. It is up to the WHHA and the Town of West Hartford to institute and prioritize community development and spending needs. The West Hartford Town Council has made a concerted effort in the previous several years to grow a variety of housing opportunities within town, including affordable units. Projects that have come on-line over the last few years and with projects currently approved or in development, there will be approximately 1,500 new units of housing with nearly 20% of them restricted as affordable.

**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	4	0
Low-income	2	0
Moderate-income	16	0
<b>Total</b>	<b>22</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The Housing Rehabilitation Program assists qualified owners to reduce and abate hazardous materials (e.g. lead-based paint and asbestos), eliminate health and safety concerns, remove handicapped barriers, and improve the energy efficiency of the structure. Funding is provided in a combination of grants and a low-interest loan, with a \$25,000 cap for a single-family home. All programs require that the gross household income is at or below 80% of median income (e.g. family of 3, \$91,200, family of 4, \$101,300) for Hartford PMSA as prescribed by the United States Department of Housing and Urban Development (HUD).

In fiscal year 2024-2025, the Housing Rehabilitation Program (HR) fully functioned in the Division of Community Partnership within the Department of Social Services. Because of the previous year's reorganization, the CDBG Coordinator conducts intake for Housing Rehabilitation applications and corresponding responsibilities. In addition, The Town of West Hartford hired two consultants, one for lead related projects, and an architect for emergency replacement. These individuals work closely with the CDBG Coordinator to identify lead and emergency replacements, write the scope of work for emergency

replacements and lead remediation, conduct walkthroughs with contractors, propose any additional work authorization or change orders, and approve work completed by the contactors.

## **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 Town of West Hartford has no emergency shelters, transitional housing, permanent supportive housing, or permanent housing for homeless persons and/or families within its municipal borders. West Hartford relies upon the Coordinated Access Network (CAN) through the United Way 211 system.

When West Hartford social workers receive referrals from the Police Department, Fire Department, and community members, the social worker conducts an assessment of overall needs, including an intake, to determine the person or family's needs. Social workers will assist with all possible resources. If there is no other recourse, these persons or families are directed to the 211 system to speak to a Diversion Counselor. This 211 process may include guiding the person or families to homeless facilities and services in the City of Hartford to meet the needs of the homeless population within West Hartford. That said, West Hartford social workers continue to support and respond with assistance, including providing other resources to help address the needs of the person or family.

However, social workers may not know the extent of the issue if a call to the office is not made; thus, data collected by the CT Coalition to End Homelessness is vital for tracking all persons. This non-profit organization takes the lead on Point In Time Count, Connecticut Counts, and The Coordinated Access Dashboard. West Hartford has access to the Greater Hartford area data, but obtaining data specifically for West Hartford can be challenging.

West Hartford allocated \$25,000 to Journey Home to assist the town's homeless population. For the fiscal year 2024-2025, Journey Home successfully supported 20 West Hartford residents through the Greater Hartford CAN system, facilitating their access to shelter and housing.

West Hartford is focusing on a homeless prevention philosophy. In addition to fair housing programs and access to Greater Hartford Legal Aid, when needed, West Hartford Social Services works to avert evictions every year. We are fortunate to have access to privately raised funds and other community partners to provide eviction prevention funds in certain circumstances. West Hartford Social Workers also work collaboratively with CT State Marshals, the West Hartford-Bloomfield Health District and families when evictions are scheduled. In 2024-2025, the department was involved with 37 evictions.

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

The regional approach to address homelessness is to centralize access to shelters through United Way 211 rather than each municipality managing placements of homeless in shelters. This approach helped with sheltering on time, bed assignments, and improving the distress of the homeless.

To ensure that the homeless receive service promptly, West Hartford Social Services participates in the Coordinated Access Network (CAN), a network of homeless service providers. Under CAN Leadership / Sub-Continuum of Care, four workgroups meet throughout the year: CAN Operations, Housing Matching for Individuals, Housing Matching for Families, Homeless Outreach, and Youth Engagement Team Initiative (YETI).

The coordination of this effort prioritizes the attainment of permanent housing and self-sufficiency by previously homeless persons or families who desire the goal of all service providers. The need for permanent housing relates to the homeless population in general. Permanently affordable housing options are needed for persons or families to transition toward self-sufficiency and independence. The rental housing stock is the primary prerequisite to achieving this objective. For some families, the move to affordable homeownership models may also be a potential option. West Hartford addresses the needs of the homeless and near-homeless population through active participation in the Continuum and, wherever feasible, through the support of programs and projects within its borders; thus, meeting the objectives of its Consolidated Plan.

In addition, West Hartford is taking steps within the various departments to address the needs of potentially homeless or homeless individuals. The West Hartford Police Department works closely with the Social Services Department to find new methods to address needs. Annually, the Social Services Department provides training to all police on various measures to help the neediest populations. Palm-sized handouts have also been made available to patrol officers, which indicates services available to all persons in the community. In 2021, West Hartford hired a Police Liaison Social Worker to help address concerns about mental health and substance abuse in the municipality. This ongoing, collaborative relationship between law enforcement and social work is designed provide an enhanced public safety and psychosocial safety net. The Police Liaison Social Worker conducts specific outreach to people who panhandle in Town who may or may not be homeless. As previously stated, police and social workers refer persons to the United Way 211 Connecticut system (centralized point of access for homeless persons) in Greater Hartford, and offer one-on-one support to help resolve situations as quickly as possible.

**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**

West Hartford provides a full-service social services office. Residents are given the opportunity to work one-on-one with licensed professional social workers to resolve crisis situations and receive on-going case management services. Often, individuals, families with children, and seniors who come to WHSS need help with energy bills, emergency food, rent, or other urgent needs. West Hartford Social Services has a variety of resources (Operation Fuel, WH Food Pantry, The Commodities Program, The Town That Cares charity fund, Connecticut Energy Assistance Program, Renter's Rebate, etc.) to assist in meeting the needs of these clients, many of whom subsist on a month-to-month basis, who barely earn enough to survive in their existing living situations.

**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**

West Hartford's efforts in this area have continued to focus on prevention. Prevention activities are carried out through the Town's fair housing program, and its referral process with West Hartford Social Services Department, Police, and Fire Departments, which serve to prevent dozens of evictions per year, and through its ongoing network, building on the region's shelters for homeless persons.

West Hartford has dedicated \$25,000 to Journey Home to support the town's homeless population. During the fiscal year 2024-2025, Journey Home effectively helped 20 West Hartford residents by using the GH CAN system to connect them with shelter and housing services.

As previously stated, when West Hartford Social Workers are made aware of persons who face homelessness, either through a referral or an eviction or ejection notice. They offer resources and supports. If all else fails, persons are encouraged to contact 211 for a Diversion intake. The social worker continues to assist the family or persons until a move or transition is complete. Data for these individuals are tracked with internal systems.

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

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

As stated previously in West Hartford's Consolidated Plan, Annual Action Plans, and CAPERs (submitted since July 1, 2011), West Hartford Housing Authority (WHHA) operates as a quasi-governmental agency in conjunction with the Housing and Urban Development Public Housing Program. The Town of West Hartford no longer owns any housing units.

The West Hartford Housing Authority's mission is to create, preserve, revitalize and pursue affordable housing and community development opportunities in the Greater West Hartford region. They aim to serve a diverse mix of households and help residents maintain their independence by managing affordable, quality housing and providing housing assistance services.

While the WHHA works closely with local, state and federal agencies, it is an independent, public organization overseen by a 5-member Board of Commissioners appointed by the West Hartford Town Council.

The WHHA currently manages six multifamily properties in West Hartford totaling 397 units, of which 329 are designated affordable. WHHA managed properties include:

- Elm Grove Senior Apartments. 40 affordable units for residents age 55 and over. The complex has a community room, off-street parking, laundry facilities, and a garden. A Resident Services Coordinator is onsite three days a week providing information and assistance in linking clients to town and state programs.
- Alfred E. Plant Elderly Apartments. 137 affordable units for residents age 55 and over. The complex has a community room, on-site covered parking, laundry facilities, and a private courtyard garden. A Resident Services Coordinator is onsite 3 days a week.
- The Goodwin Apartments. 47 units, 15 of which are designated affordable and 32 are market-rate. The complex offers off-street parking, in-unit laundry, and a community room.
- The Faxon Apartments. 67 units, 53 of which are affordable and 14 market-rate. The complex has off-street parking and laundry facilities. A Resident Services Coordinator is onsite 3 days a week.
- The Lofts at 616 New Park Avenue. 54-unit transit-oriented development, consisting of 43 affordable units and 11 market rate units. The development features off-street and covered parking, community and lounge spaces, gym, and in-unit laundry. A Resident Services Coordinator is onsite 5 days a week.
- The Residences at 540 New Park Avenue. 52-unit transit-oriented development, of which 41 are affordable units and 11 units are market rate. The development features off-street, community space, gym, and in-unit laundry. A Resident Services Coordinator is onsite 5 days a week.

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

WHHA operates a Family Self Sufficiency (FSS) program. It is designed to establish more financially stable families who can contribute financially and socially to the West Hartford community. Self-sufficient families add to the economic base of the community at large. They become customers to local businesses and stakeholders in their neighborhoods.

Families who participate in the Housing Choice Voucher FSS program are provided opportunities for education, job training, and other forms of social service assistance. The FSS program links families to needed services in order to meet individual goals. These services include:

- Financial literacy
- English as a Second Language (ESL) classes
- Job preparedness and job search assistance
- Career assessment and career development

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

Not applicable

### **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)**

West Hartford has adopted an ordinance to permit residential dwellings within the General Industrial (IG) and Restricted Industrial (IR) Districts to enhance and provide ability for "Mixed Use" projects. These projects promote housing opportunities that have not been currently available to the community. Such projects provide residents with transit opportunities and development, proximity to goods and services and better quality of life.

The Town adopted its 2024-2025 Affordable Housing Plan. The introduction states that West Hartford has a diversity in housing stock and tenure, in household income, and in housing value and cost. Therefore, encouraging, allowing, and providing more qualified affordable housing will not negatively impact the community. In fact, providing more affordable housing will benefit the community through more robust diversity. Most important, West Hartford has the capabilities, capacities, and governance structures that can and will manage this change to prioritize housing affordability. The full plan is available on the Town's website: <https://www.westhartfordct.gov/town-departments/planning-zoning/affordable-housing-plan>

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

West Hartford continues to adhere to its 2020-2030 Plan of Conservation and Development (POCD), including the Neighborhoods and Housing Section, which seeks to "[E]ncourage [a] diversity of housing types and costs to provide access and availability of housing options to current and future residents." The POCD identifies a number of strategies and actions to support of this goal. Strategy 4 reviews and revises zoning ordinances to encourage the availability of housing types and affordability levels to meet the diverse needs of the community. It also calls for the Town to support the work of non-profit groups and for-profit developers to expand housing choice options. Strategy 5 promotes the maintenance, rehabilitation and improvement of the Town's existing housing stock; and promotes and expands the Housing Rehabilitation Program and Elderly Assistance Program.

#### ***Constructed / Occupied in 2024-2025***

- The Residences at Berkshire: 2 80% AMI deed restricted units. Represents approximately 7.5% of total units in project of 26 units.
- One Park: 30 80% AMI deed restricted units. Represents approximately 10% of total units in project of 295 units.
- 540 New Park Avenue: 41 units at or below 60% AMI: 11 at 25%; 21 units at 50% AMI and 9 at/or below 60%. Represents approximately 80 % of total units in project of 52 units.
- The Faxon: 53 units at or below 60% AMI: 17 at 25%; 27 at 50% and 9 at/below 60 %. Represents approximately 80% of total units in project of 67 units.
- The Byline at 920-924 Farmington Avenue: 2 80% AMI deed restricted units. Occupancy began in Spring 2025. Represents approximately 4.1 % of total units in project of 48 units.
- Fellowship Housing at 10-50 Starkel Road – PHASE I: With the completion of Phase I, 65 brand new, state-of-the-art, energy efficient, affordable apartments were made available to West Hartford residents – 22 more affordable residences than the outdated buildings that the new structure replaced. The modern and fully-accessible four-story building includes in-unit laundry

facilities in all 65 units, also has community spaces such as a roughly 2,800-square-foot multipurpose room, cafe, conference room, fitness room, art room, and clinic. There is also a communal laundry area with large-capacity washers and dryers, which also serve as the transitional laundry room for those still living in the older units. Entire plan calls for 261 units to be replaced by 300 units. Final affordability breakdown unknown but will include 80% or 240 units to be at or below 80% AMI.

- The Camelot: 900 Farmington Avenue: Opened in Spring 2025. All 44 units at or below 80% AMI final breakdown to be determined based on funding requirements. Represents 100% of units in project. The Town Council unanimously approved the allocation of \$6 million in American Rescue Plan Act (ARPA) funds in 2022 to support the goal of increasing its stock of affordable housing. The Camelot project was able to secure a \$3 million grant from the Town through this affordable housing fund. The Camelot occupies a prime piece of property on the eastern edge of West Hartford Center, about two-thirds of an acre that formerly housed the rundown 1960s-era West Hartford Inn and the vacant Los Imperios restaurant and bar.

#### ***Under Construction in 2024-2025:***

- 950 Trout Brook Drive (now called One West Hartford): Construction began in Spring 2023; 9 80% AMI deed restricted units. Represents approximately 5 % of total units in project of 172 units. Expect occupancy in early 2026.
- Center Park Place + 75 LaSalle: 58 condos and 25 apartments in two separate buildings will be coming to the heart of West Hartford Center. Known as Center Park Place and 75 LaSalle, the project will consist of two buildings, with one housing 58 condos that will provide ownership opportunities. The other building will feature 25 apartments, with 4 of those units at 80% AMI deed restricted units. Represents approximately 4.8 % of total units in a total project of 83 units. The project will also include surface level parking and an underground parking garage. The project is anticipated to be finished in 2026.
- Fellowship Housing at 10-50 Starkel Road – PHASE II: Phase II will add 77 new units to West Hartford Fellowship Housing by the end of 2026 – one- and two-bedroom units that will be available to seniors and individuals with disabilities with limited incomes. Entire, phased plan calls for 261 units to be replaced by 300 units. Final affordability breakdown unknown but will include 80% or 240 units to be at or below 80% AMI.
- Residences at Steele Road: The Residences at Steele Road is adding 18 more units to its property by constructing an eighth residential building on the site. It's more growth for the campus, which will offer 208 units when the building is added. The new building will include 10 one-bedroom apartments and eight two-bedroom apartments. First built in 2016, the developers returned to the Town Council in 2018 seeking to add its seventh building. Developers said this will slightly mitigate their wait list, which is typically has around 50 requests for homes.
- The Elle at 1244 North Main Street: A former synagogue on North Main Street closed its doors in 2018. Trout Brook Realty Advisors, an arm of the West Hartford Housing Authority, is building 49 units of housing called The Elle at the site all while retaining the part of the synagogue facing North Main Street. 39 units at or below 60% AMI: 13 at 30% AMI, 20 units at 50% AMI and 6 at 60% AMI. Represents approximately 80% of total units in project of 49 units.

#### ***Projects Approved in 2024-2025:***

- Elmwood Lofts at 1051-1061 New Britain Avenue: In June of 2024, the project received a second site plan approval from the town after the developers altered plans. Developers of this former Puritan Furniture store in Elmwood plan to build 94 one-bedroom units, including 17 studio

apartments, and 33 two-bedroom units. Approximately 20% of the units (about 23 units) will be designated as affordable housing, but that the final number has not yet been determined.

- The Jayden at 579 New Park Avenue: A proposal to create 70 units of housing on New Park Avenue would be the second use of the town's transit-oriented development district, which is intended to encourage methods of transportation other than vehicles and allows developers to build with higher density, gives bonuses for affordable housing and only requires administrative approval. The Jayden would offer 29 one-bedroom units and 41 two-bedroom units - 14 of which are affordable housing units (at 80% AMI, which represents approximately 20% of total units in a project of 70 units) - along with ground floor retail space. The project received site plan approval from the town.
- Heritage Park (1800 Asylum Avenue): Heritage Park will be a mixed-use housing development, at the former University of Connecticut campus. First proposed in October 2022, plans have changed several times. The most recent plans call for 569 units of housing that would be split between a combination of apartments, assisted living and townhouses. The western parcel will be considered separately. The massive project would be the largest development in West Hartford since Blue Back Square. In April 2024, the Town Council approved rezoning one portion of this development, paving the way for 322 new multifamily homes on the site. The other portion of the campus, which will contain a blend of homes and retail, finally received approval in February 2025, paving the way for 118 more homes to be developed, along with retail uses like a spa, grocery store, restaurant and more.
- 1700 Asylum Avenue: Plans for the roughly 23-8-acre eastern portion of the former campus were approved in 2024— with 14.87 acres set to become the Residences at Heritage Park, now owned and being developed by Garden Homes. The new development would consist of 322 units, with 26 units at 80% AMI, representing approximately 8.1% of total units in the project. The rest of the property was donated to the Town of West Hartford, and includes existing ballfields and a playground.
- Hoffman SummerWood: In March 2025, the owners of Hoffman SummerWood, a senior living facility in West Hartford, announced the site would be closing later that year. The owners cited changing trends in the senior living industry and a vacancy rate that had dropped below 50%. In May 2025, the prospective new owners of the site, Oceanport Realty, filed plans with the town to make some changes to the property that would turn the building into non-age-restricted multifamily housing, providing 108 units, including some affordable ones. The proposed plans noted that they would retain the existing architecture of the building while adding more parking and adding amenities like a club room, fitness center, spa, library, game room and more to the site. In June of 2025 the site's new owners received approval from the Town Council to move forward with their plans.

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

The CDBG Coordinator in the Housing Rehabilitation Program works with residents to ameliorate their needs. Information on these services is on the Town of West Hartford's website under Town Departments/Housing Rehabilitation. In addition, the CDBG Coordinator directs residents in need of lead remediation to other institutions in Statewide, such as Connecticut Children's Healthy Homes Program, to get the help they need.

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

West Hartford continues to work toward meeting needs of the underserved by the following:

- Support the continuance and/or expansion of existing public service programs for low income residents, including those which provide services to persons with disabilities, youths, seniors and/or substance abusers or which offer transportation services and employment training.
- WHHA provides affordable rental housing opportunities for extremely low and very- low income renters by increasing the supply and maintaining the availability of affordable rental housing in the Town.
- Increase the level and delivery of support services to the homeless and those at-risk of becoming homeless. West Hartford Social Services is the proactive first line service provider.
- Work to expand existing efforts to meet the needs of the Town's physically disabled population by supporting projects designed to make current facilities accessible or to provide new ADA compliant facilities/equipment and beginning an ADA self-evaluation.
- Maintain and improve existing public facilities and encourage the development of upgraded facilities, particularly with regard to parks/recreation facilities and facilities serving low-income populations.
- Support the continued maintenance and improvement of the Town's infrastructure, particularly with regard to street and sidewalk improvements, as well as storm drain improvements.
- Enhance and expand other community development efforts, particularly with regard to lead-based paint remediation/education and code enforcement activities.
- Continue existing administrative and planning activities necessary for the implementation of the objectives, actions and programs outlined in this Strategic Plan, including fair housing counseling, tenant-landlord counseling and/or public awareness.
- Provided Energy Assistance to low- and moderate-income (LMI) residents through the Community Renewal Team (CRT), including Emergency Fuel and Utility assistance programs. A total of 546 LMI residents benefited from these combined services over the past year.
- Assisted 640 LMI individuals with rental payments using State of CT Renter's Rebate funds. Social workers supported applicants by helping them complete and submit the necessary documentation.
- The Operation Fuel program provided assistance to 29 residents during the last fiscal year.

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

West Hartford is fortunate to have a comprehensive and effective delivery system of well-established programs and services. Continuous efforts to organize, maintain and enhance West Hartford's role and its responsibility to remain in compliance with state and federal ADA regulations. Continued efforts are made to streamline the administration of CDBG services. This effort is fluid and will continue into the new year with a focus on COVID-19 CARES Act funding expenditures.

Several ADA improvements were made throughout the town. West Hartford continues to implement improvements to parks and facilities in low-to-moderate income neighborhoods, and increasing access to parks and facilities for people with disabilities. Also, community-wide, The West Hartford Board of Education made several ADA-related school improvements throughout the year.

The Town of West Hartford Website is ADA compliant, and includes an "audio eye." This device converts audio capabilities into text for those who are hearing impaired.

To ensure the program implementation process continues to meet the needs of the Town's low- and moderate-income constituents, the Department of Leisure and Social Services and its staff continue to

monitor best practices, including reporting procedures and development of new actions aimed at eliminating any gaps that may occur in the Town's service delivery system. These actions help to ensure that current service levels could be enhanced if an unfulfilled need or service gaps were identified. In FY 2024-25 we contracted with a consultant to begin a formal ADA Self-Evaluation to inform our current efforts and future planning.

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

The Town West Hartford works closely with the West Hartford Housing Authority (WHHA). Staff members of WHHA, The Town, and West Hartford Social Services continuously work to build trust, social capital and to enhance efficiencies. There is constant communication on an as-needed basis between Town staff and WHHA personnel to resolve cases of shared clients. West Hartford Social Services also monitors the WHHA process and protocols regarding tenant selection of units and other areas of concern and need.

West Hartford supports its commitment to fair housing education through its CDBG funding. The Social Services Department did not host Fair Housing events this year; however, three community meetings were held to gather input for the upcoming 5-Year Consolidated Plan and 2025 Annual Action Plan. These meetings engaged community members and stakeholders in identifying housing needs.

In 2025, the department will continue mediating disputes to promote consensus-based resolutions to landlord-tenant disputes, reducing the need for court action or referral to the West Hartford Fair Rent Commission. There is a session planned in October 2025 on Tenant/Landlord laws with Greater Hartford Legal Aid, and we hope to host a session on Fair Housing practices with the Connecticut Fair Housing Center in the spring.

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

Specific Fair Housing-related activities completed during the reporting period include:

- The Town of West Hartford continued to be a supporting partner to the West Hartford Housing Authority in all its development activity.
- Greater Hartford Legal Assistance provided legal services free of charge (housing-related matters) to 68 LMI West Hartford households.

The Department of Social Services is notified of evictions or ejections by the State Marshal. The purpose is to provide immediate (crisis) intervention services to families in need at this final stage. A social worker contacts the individual or family to offer the following: counseling, referrals to other sources of housing, boxes for possessions, a storage unit paid by the Town of West Hartford for 30 days (if needed), and in some circumstances, financial assistance through funding from the Town that Cares to either store their items or for other necessities. In 2024-2025, 37 evictions took place.

In cases requiring advanced or specialized fair housing consultation, West Hartford maintains its financial support for Greater Hartford Legal Aid. Over the past year, Greater Hartford Legal Aid assisted 90 low- and moderate-income residents. Additionally, the West Hartford Social Services Department supports residents by providing alternative resources, including referrals to the West Hartford Fair Rent Commission and leveraging services from Statewide Legal Services of Connecticut and the CT Fair Housing

Center. These collaborations ensure that the community benefits from the expertise of housing advocates and attorneys, offering prompt and informed guidance.

#### **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**

During the reporting period, West Hartford continued its practice of closely monitoring all CDBG-funded activities and programs, including the following:

- Comprehensive sub-recipient agreement with Greater Hartford Legal Aid, Jewish Family Services of Greater Hartford and Journey Home Inc. An annual on-site monitoring visit to the agencies along with quarterly monitoring of internal CDBG programs and its corresponding activities and compliance occurred.
- Sub-recipient organizations completed and submitted to the Town of West Hartford formal documentation and reports, which detailed the year's results for CDBG-funded programs.
- The Town's Housing Rehabilitation, Engineering, and Planning and Zoning Departments adhere to strict compliance with applicable state and federal regulations in the area of procurement standards, hiring practices/affirmative action, prevailing wage requirements, hazardous material disposal and applicable zoning and building codes.
- The Town's Leisure & Social Services Department and Financial Services Department worked collaboratively to manage the accounting functions related to the use and expenditure of CDBG funds, so that quality financial records are kept in accordance with Standard Governmental Accounting Principles.
- West Hartford prepared and submitted to HUD performance reports as required including the CAPER reporting year-end performance.

#### **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.**

All public hearings and milestone actions, such as submission to HUD of West Hartford's CAPERs and Annual Action Plans and Consolidated Plans, are announced in the local newspaper (Hartford Courant) and posted in various locations on the Town's website prior to submission. For community members who have registered for the town Listserve, receipt of notice in that format is also provided. Public comment is encouraged, in accordance with the Town's Citizen Participation Plan. West Hartford submits a public notice 15 days in advance of submission of all CDBG reports. The hearings were held in person. The CAPER submission this year was published on August 23, 2024, and we are planning to submit the 2023 CAPER on or before September 30, 2024. On the same day, it was published on the Town's website as well. On Friday, August 23, 2024, one public hearing was conducted in person.

#### **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.**

No such changes have been made.

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

No

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