

Executive Summary

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

1. Introduction

As an Entitlement Community under the Community Development Block Grant (CDBG) program administered by the U.S. Department of Housing and Urban Development, the City of West Haven is required to prepare and submit a Consolidated Housing and Community Development Plan every five years. The current plan expires on June 30, 2015. The plan included in this document will be effective July 1, 2015 through June 30, 2020.

The plan contains five primary sections:

- Introduction, including Governmental Coordination and Citizen Participation components
- Needs Assessment
- Market Assessment
- Strategic Plan
- Annual Action Plan

The first four sections relate to the five year planning period while the Annual Action Plan describes activities to be undertaken between July 1, 2015 and June 30, 2016, including the use of CDBG funds to implement the identified activities.

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

The primary housing problem in West Haven is one of cost burden. This is the case for both renters and owners, and is most prevalent among the very low and extremely low income population (those earning below 50% and 30% of median family income, respectively).

The cost of housing in West Haven, combined with a primarily low and moderate income population base, will continue to be the driving factor in housing need over the next five years. The on-going disconnect between income levels in the community and the cost of housing will necessitate the expenditure of resources and funds to address the creation of more affordable housing. In addition, the wide range of social services required to support the needs of West Haven's population will continue to require funding and resources, particular for youth, working families and the elderly.

3. Evaluation of past performance

West Haven currently incorporates the analysis of project/program performance and productivity and impact in its annual Consolidated Annual Performance and Evaluation Report (CAPER). The self-evaluation from the PY39 CAPER for the years 2013-2014 states that most of the goals and proposed accomplishments were achieved. Many projects exceeded their proposed accomplishments, such as the Kids In Neighborhood (KIN) youth enrichment program that reached 177% of its goal to serve 200 youths. The CAPER notes that some projects are receiving less funding due to lack of interest, such as the Business Facade Loan Program, and that other programs are being affected by budget constraints. The KIN program, for example, is seeing declining enrollment due to reduced locations.

Such analysis and data collection is part of CDA's annual monitoring of program participants. This Consolidated Plan has established specific measurable goals to be met, and the Community Development Administration monitors progress towards achieving these goals. The process is incorporated into the Consolidated Plan Management Process.

4. Summary of citizen participation process and consultation process

The citizen participation process for the Consolidated Plan and the Annual Action Plan consisted of 2 web surveys hearings, 7 CAC meetings, 2 public hearings and a 30-day public comment period. In addition, direct discussions with City department heads, community and social service providers generated valuable information about the specific needs and issues of West Haven's low income and special needs populations. Finally, the Community Development and Housing Priority Needs questionnaires enabled the City to received input from a broad range of groups and individuals from the community.

5. Summary of public comments

Common themes addressed by residents included concerns about community quality of life and economic vitality, and timely responses to maintenance issues. Issues of economic development, street improvements, job creation, sidewalks, code enforcement, and clearance/demolition of blighted buildings were also raised.

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

While all comments were collected, some anonymous write-in responses were not germane to the purpose of the Consolidated Plan.

7. Summary

See narrative above.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WEST HAVEN	Community Development Administration

Table 1 – Responsible Agencies

Narrative

Preparation of the Five Year Consolidated Plan and Annual Action Plan for West Haven continues to be organized under the aegis of the City of West Haven’s Community Development Administration (CDA) department. These efforts draw on established communication lines among the CDA, other city departments, local and/or regional non-profit agencies, and state government departments, agencies and commissions. Communication and coordination is greatly aided by the small size of the local city staff and local non-profits. Regular (in some cases, almost daily) contact between and among agencies is common. For example, the CDA is a division of the City’s Planning and Development Department, which also includes divisions such as Planning and Zoning, Economic Development, Grants-in-Aid, Building, and Property Maintenance. These various divisions work together on a daily basis to address a variety of planning and development issues in the City. Sharing the same chain of command facilitates coordination and the exchange of information between divisions. Routine contact is maintained with the Department of Human Resources, which administers the Health and Human Resources Departments in the City. In addition, the Mayor, as the Executive Officer of the City, participates in the process of planning and implementing the CDBG Program.

In addition to the established information and coordination pathways (both ad-hoc and formal), the CDA utilizes a formal outreach effort in an attempt to involve as many groups as possible in the development of both the Five Year Consolidated Plan and each Annual Action Plan development. Since the CDA is a local source of grant dollars, social service agencies desiring to create or continue projects involving specific issues of need (e.g. children in crisis, individuals with disabilities, lead-paint concerns) regularly confer with the Community Development Administration regarding these efforts.

The Community Development Administration currently administers the Community Development Block Grant program, and in recent years has administered a series of Connecticut Department of Economic and Community Development grants as well as other small housing related grants. As such, it has established itself as the lead agency in the City for housing-related programs, with the exception of those programs and services managed by the local public housing authority. Long-standing financial, as well as professional, ties serve to assist communications between these two departments.

Consolidated Plan Public Contact Information

Mr. Mark J. Bisaccia

Manager

Community Development Administration

City Hall

355 Main Street, 2nd Floor

West Haven, CT 06516

Phone: 203-937-3550

Fax: 203-937-3742

Email: markb@westhaven-ct.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Local coordination efforts continue to be organized under the aegis of the West Haven Community Development Administration (CDA).

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Communication and coordination is greatly aided by the small size of the local city staff and local non-profits. Regular (in some cases, almost daily) contact between and among agencies is common. For example, the CDA is a division of the City's Planning and Development Department, which also includes divisions such as Planning and Zoning, Grants-in-Aid, Building, and Property Maintenance. These various divisions work together on a daily basis to address a variety of planning and development issues in the City. Sharing the same chain of command facilitates coordination and the exchange of information between divisions. Routine contact is maintained with the Department of Human Resources, which administers the Health and Human Resources Departments in the City. In addition, the Mayor, as the Executive Officer of the City, participates in the process of planning and implementing the CDBG Program.

In addition to the established information and coordination pathways (both ad-hoc and formal), the CDA utilizes a formal outreach effort in an attempt to involve as many groups as possible in the development of both the Five Year Consolidated Plan and each Annual Action Plan development. Since the CDA is a local source of grant dollars, social service agencies desiring to create or continue projects involving specific issues of need (e.g. children in crisis, individuals with disabilities, lead-paint concerns) regularly confer with the Community Development Administration regarding these efforts.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

West Haven does not receive any funds from HUD to address homelessness issues as part of grant programs for this specific purpose. However, there is a New Haven Continuum of Care which addresses homelessness in the region. The Continuum prepares an Annual Plan and applications for funding including a response to the HUD Notification of Funding Availability (NOFA).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The New Haven Continuum of Care is responsible for coordinating homeless programs in the region. Emergency shelter needs in the City are filled by utilizing established shelters in New Haven. The City will continue to work actively with the New Haven Continuum of Care Consortium in order to address the homeless needs of its residents, with the CDA Manager representing West Haven on the Consortium.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	WEST HAVEN YOUTH AND FAMILY SERVICES
	Agency/Group/Organization Type	Services-Children Services-Families
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Department staff was interviewed twice, including at a noticed stakeholders' workshop held on 8/15/14 at West Haven City Hall. Anticipated outcomes include better understanding of and programming needs for activities to support at-risk youth and families in West Haven during the Consolidated Plan's five-year period.
2	Agency/Group/Organization	HUMAN RESOURCES- CITY OF WEST HAVEN
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Department staff was interviewed twice, including at a noticed stakeholders' workshop held on 8/15/14 at West Haven City Hall. Anticipated outcomes include better understanding of and programming needs for activities to support at-risk youth, families, and elderly/frail elderly residents in West Haven during the Consolidated Plan's five-year period.
3	Agency/Group/Organization	Community Development Administration - City of West Haven
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Grantee Department

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy</p>
<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>As the City of West Haven's CDBG grantee department, CDA provides overall oversight and coordination of the annual expenditures of CDBG funds and both annual and five-year planning functions for the CDBG program. CDA staff remain in regular contact with other City departments and critical housing and social/health/human services organizations in both the City and the region to ascertain the evolving housing and community development needs of West Haven residents. CDA's anticipated outcomes include the continued funding and efficient operations of critical housing and community development initiatives and programs that meet the most pressing and salient needs of the community.</p>

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

The greater New Haven region in general and the City of West Haven in particular have a wide range of applicable agencies and service providers. As many of the appropriate agencies and services providers as possible were contacted regarding the development of this five-year Consolidated Plan, with a significant number of them providing information and insight. There were no specific agencies excluded from the process based upon an establishment rationale.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Cooperation and coordination efforts draw on established communication lines among the CDA, other city departments, local and/or regional non-profit agencies, and state government departments, agencies and commissions.

Narrative (optional):

See narratives above.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of West Haven and Community Development Administration utilize a mayorally-appointed (ad-hoc) Citizen Advisory Committee (CAC) as the foundation of its citizen participation process. The composition of this committee is governed by the City's Citizen Participation Plan. November 2014 activities included the publication and distribution of a Notice of Funding Availability (NOFA) to a number of potential recipient agencies. While primarily geared to allocating funds towards Annual Action Plan elements, the NOFA process also serves to focus attention on the housing and community development needs of the City.

Beginning in January 2015, a series of seven CAC application review meetings were held. These meetings provided program applicants with an opportunity to more fully describe and discuss the activities for which they were requesting CDBG funds. The meetings also provided these applicants with the opportunity to discuss the specific housing and community development needs they would be addressing through their activities.

An initial public hearing on the Consolidated Plan regarding the housing and community development needs component was held on January 13, 2015. The complete draft Consolidated Plan was made available for a 30-day comment period beginning April 2, 2015 and ending May 1, 2015. Notice of the availability of the draft Consolidated Plan was published in both the New Haven Register, a newspaper with general circulation in both the City and the region, and La Voz Hispana, the greater New Haven region's primary Spanish language newspaper. Notification of the availability of the draft Consolidated Plan was provided to the State of Connecticut's Department of Economic and Community Development (DECD), the South Central Regional Council of Governments (SCRCOG) and surrounding municipalities.

A public hearing on the Consolidated Plan was held on May 4, 2015. After the close of the public comment period, all comments and recommendations were collected, summarized for review, and integrated into the final Consolidated Plan document.

As part of the community outreach component of updating the Consolidated Plan, a Community Development and Housing Priority Needs questionnaire was prepared and sent out to 35 community service providers and public officials in the City. Respondents were asked to select from a list of community development and housing priorities those which they believed were the most pressing priorities. In addition, a web survey questionnaire was posted on the City's website and directed toward resident response. The availability of the survey was publicized in local media and through constituent organizations. The questionnaires can be found in the Appendix.

The public outreach and citizen participation process included the submission of the Consolidated Plan, inclusive of the 2015-2016 Annual Action Plan, to the West Haven City Council for discussion and approval. The City Council discussed the Consolidated Plan at its regular meeting and subsequently approved the Consolidated Plan document on the same night.

In summary, the citizen participation process for the Consolidated Plan and the Annual Action Plan consisted of 2 web surveys hearings, 7 CAC meetings, 2 public hearings and a 30-day public comment period. In addition, direct discussions with City department heads, community and social service providers generated valuable information about the specific needs and issues of West Haven’s low income and special needs populations. Finally, the Community Development and Housing Priority Needs questionnaires enabled the City to received input from a broad range of groups and individuals from the community.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
------------	------------------	--------------------	--------------------------------	------------------------------	--	---------------------

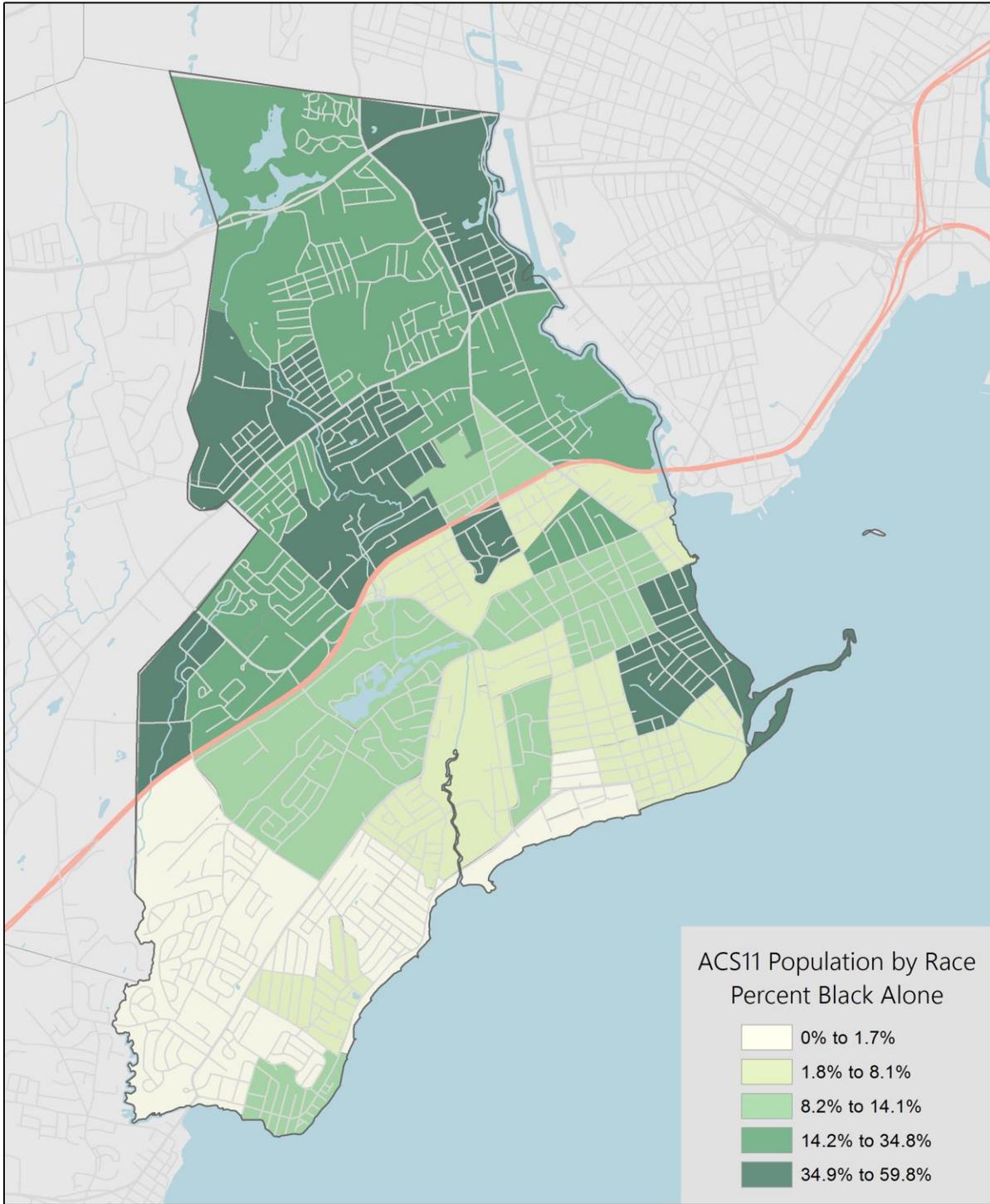
Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	76 responses	Common themes addressed by residents included concerns about community quality of life and economic vitality, and timely responses to maintenance issues. Issues of economic development, street improvements, job creation, sidewalks, code enforcement, and clearance/demolition of blighted buildings were also raised.	While all comments were collected, some were not germane to the purpose of the Consolidated Plan, such as concerns about individual City department spending.	https://www.surveymonkey.com/r/X33CD5H

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

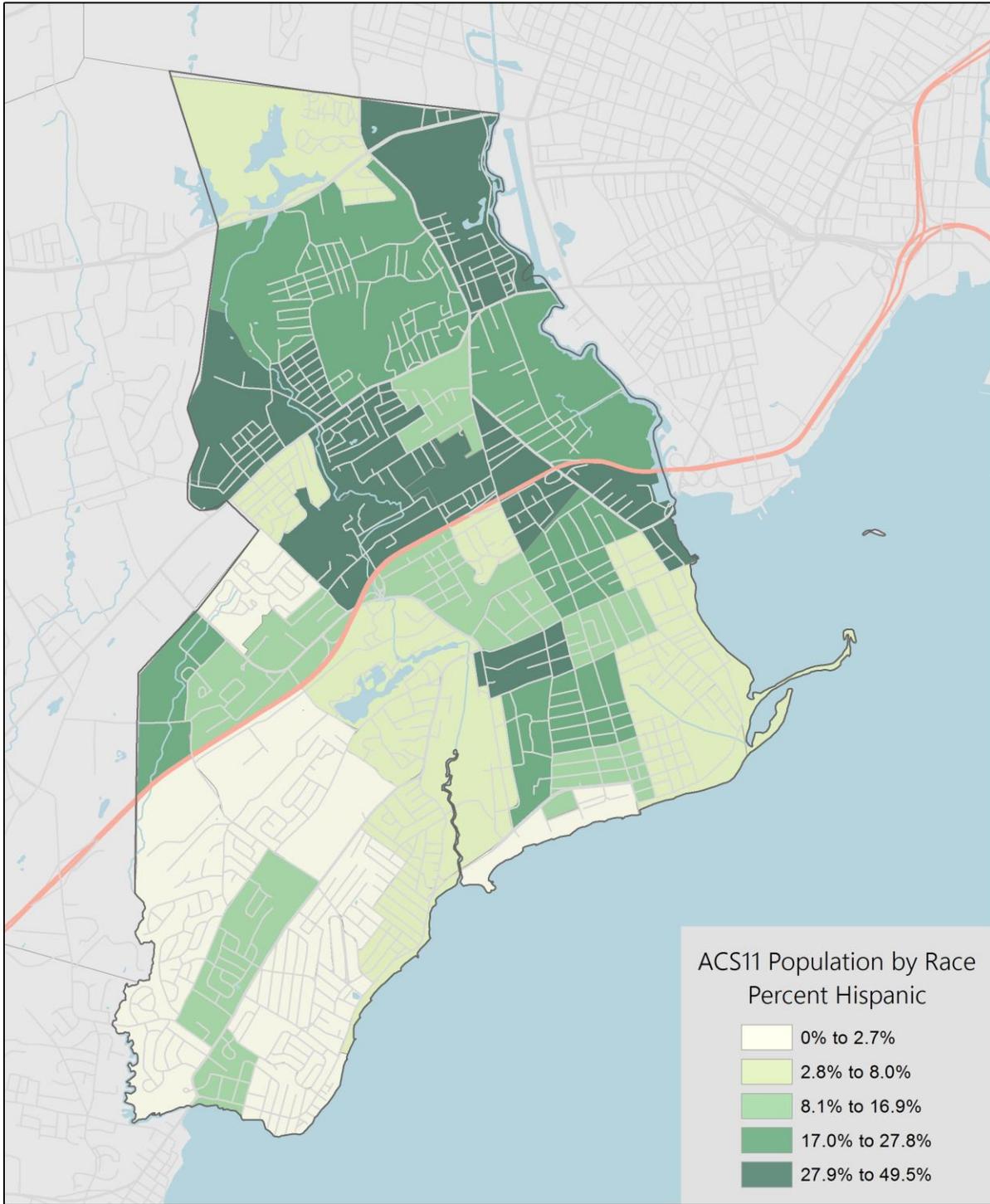
Needs Assessment Overview



MILONE & MACBROOM for City of West Haven, Connecticut | 2014

About this map: Boundaries, Hydrography: DEEP (2011) Streets: ESRI (2011)
Block Groups and Demographics: US Census Bureau (2011)
This map is intended for planning purposes only. Delineations may not be exact.

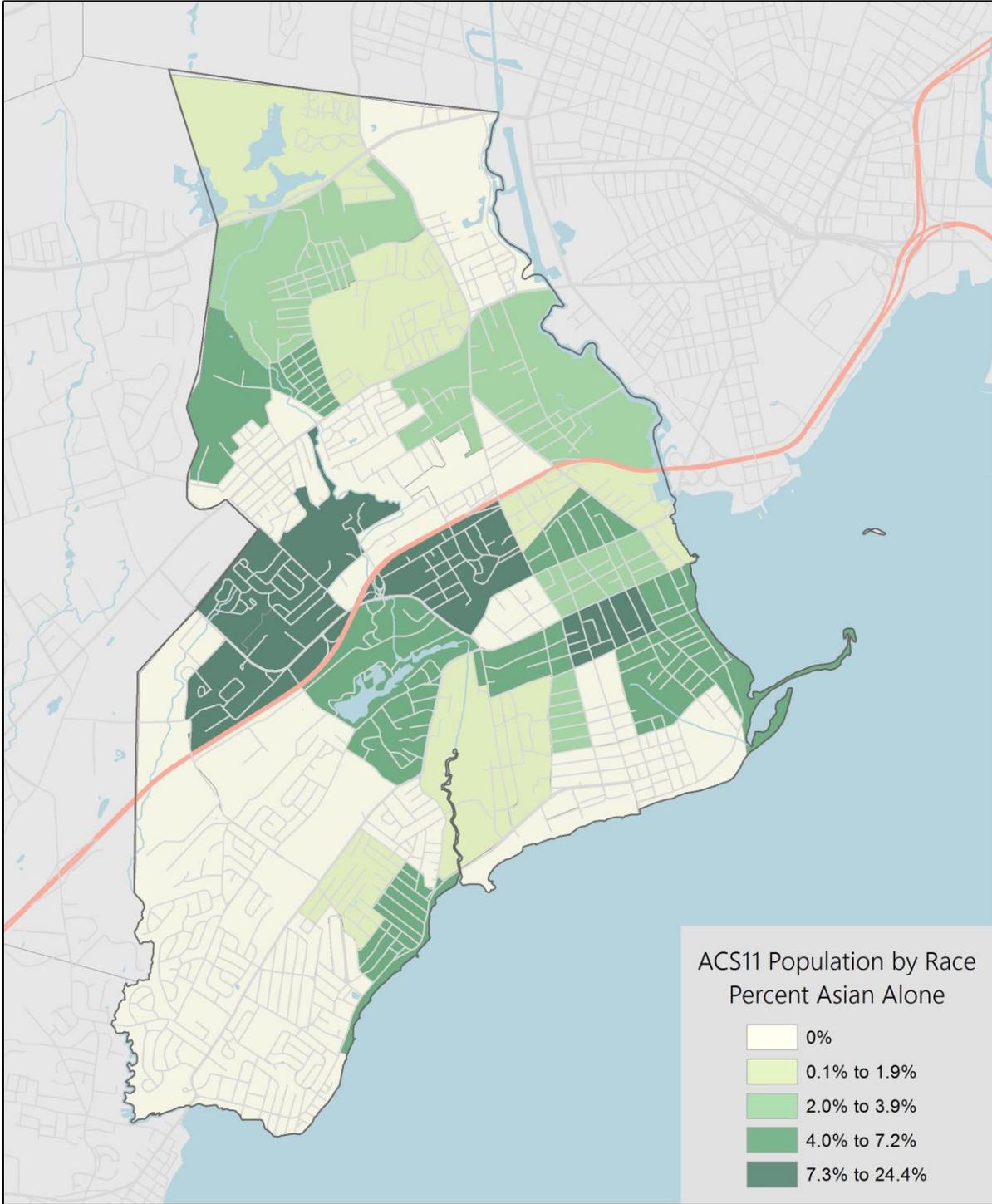
West Haven - African-American Concentrations



MILONE & MACBROOM for City of West Haven, Connecticut | 2014

About this map: Boundaries, Hydrography: DEEP (2011) Streets: ESRI (2011)
Block Groups and Demographics: US Census Bureau (2011)
This map is intended for planning purposes only. Delineations may not be exact.

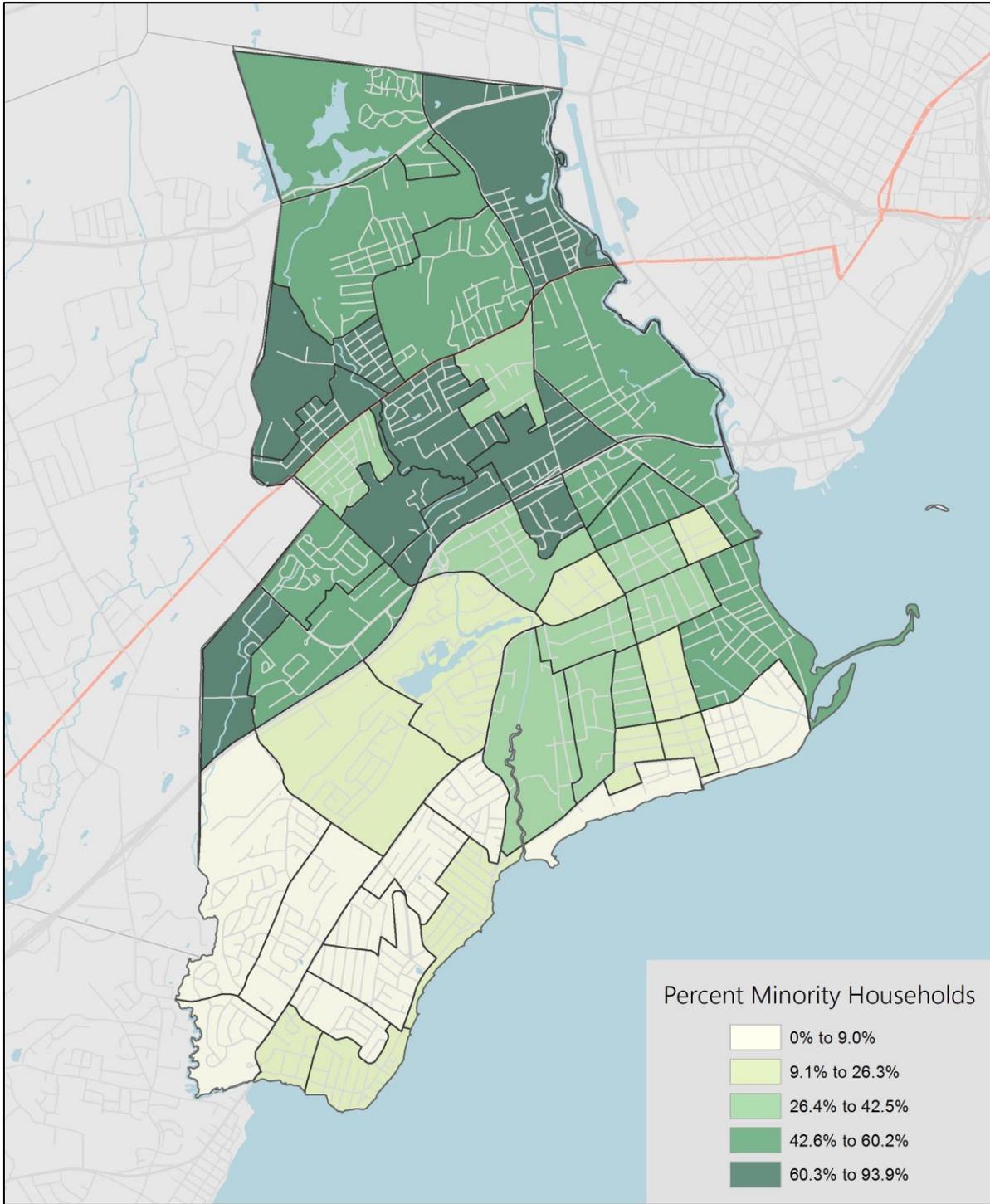
West Haven - Hispanic Concentrations



MILONE & MACBROOM for City of West Haven, Connecticut | 2014

About this map: Boundaries, Hydrography: DEEP (2011) Streets: ESRI (2011)
Block Groups and Demographics: US Census Bureau (2011)
This map is intended for planning purposes only. Delineations may not be exact.

West Haven - Asian Concentrations



MILONE & MACBROOM for City of West Haven, Connecticut | 2014

About this map: Boundaries, Hydrography: DEEP (2011) Streets: ESRI (2011)
 Block Groups and Demographics: US Census Bureau (2010)
 This map is intended for planning purposes only. Delineations may not be exact.

West Haven - Minority Concentrations

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

Summary of Housing Needs

Since the preparation of the 2010-2014 Plan, the U.S. Department of Housing and Urban Development (HUD) made available data which estimates housing needs in West Haven. These estimates are based on the 2007-2011 American Community Survey from the U.S. Census Bureau. This process identified the following trends since the preparation of the previous Plan in the form of a comparative community profile.

Burdens on Renter Households: Of the 9,115 renter households in the City of West Haven in 2007-2011, 56.1% indicated that their rent exceeded 30% of their income. In addition, 26.6% of the specified renter households paid more than 50% of their household income for housing costs as of 2007-2011.

Cost Burden/Income: The 2007-2011 ACS data indicates that approximately 70.5% (6,425 households) of all 9,115 renter households qualified for housing assistance since their incomes were at or below 80% of the HUD Area MFI. Since 2000 data, the total number of renter households has decreased by 3.5% (from 9,442 to 9,115) while the proportion of renter households at or below 80% of HAMFI has increased by over four percentage points (from 66% to 70.5%). This increase is indicative of the household income of West Haven renter households not keeping pace with increases in the income of other households in the region, as well as the trend of rising rent levels in the market area. Of renter households earning 30% or less of the HUD Area MFI (2,080 households), 85.1% paid more than 30% of their income toward housing costs. Renter households earning between 30% and 50% of the HUD Area MFI (2,140 households) faced similar cost burden problems, with 88.6% of these households paying more than 30% of their household income for housing.

Owner Cost Burden/Income: As reported in the 2007-2011 ACS data, about 57.7% of all dwelling units in West Haven were owner-occupied, compared to 55% in 2000. Approximately 33.3% of these homeowners earned less than 80% of HUD Area MFI. This is a similar proportion of homeowners as in 2000, but a larger total number of households. 45.5% of all homeowners reported having some type of housing problem, and 44.9% paid more than 30% of their household income for housing costs. 19.8% paid more than 50% of their household income for housing expenses.

The percentage of total households with housing problems earning less than 30% of the HUD Area MFI was 86.5% in 2007-2011. For households earning between 30% and 50% of HUD Area MFI, 87.9% had housing problems in 2007-2011. Increasing income to 50%-80% HAMFI still resulted in 69% of households reporting housing problems, while only 41.3% reported housing problems among those with incomes 80%-100% of HAMFI.

Elderly Persons: For many seniors, fixed incomes and high housing and medical costs are resulting in a struggle for economic survival. The elderly also lack social and economic opportunities. In 2007-2011, of all households earning 80% or less of HAMFI and experiencing cost burdens over 30% of income, 28.3% were elderly. Similarly, 28.1% of all households earning 80% or less of HAMFI and experiencing cost burdens over 50% of income were also elderly.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	52,360	55,249	6%
Households	21,105	21,535	2%
Median Income	\$42,393.00	\$53,057.00	25%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Data Correction.

The number of households in West Haven for the Base Year 2000 is incorrect. The actual number of households in the 2000 Census was 21,090, resulting in a corrected percentage change in households of +2.1%.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,025	3,130	4,405	2,230	8,750
Small Family Households *	1,065	1,335	1,800	1,150	4,815
Large Family Households *	105	130	325	160	805
Household contains at least one person 62-74 years of age	525	680	790	265	1,780
Household contains at least one person age 75 or older	525	545	570	280	530
Households with one or more children 6 years old or younger *	400	840	690	310	930
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	50	15	0	0	65	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	15	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	195	75	0	305	15	0	0	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	1,380	840	120	0	2,340	795	545	805	190	2,335
Housing cost burden greater than 30% of income (and none of the above problems)	310	845	1,220	100	2,475	35	315	785	630	1,765

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	40	0	0	0	40	90	0	0	0	90

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,465	1,050	215	0	2,730	810	545	820	190	2,365
Having none of four housing problems	575	1,090	1,995	850	4,510	45	445	1,375	1,190	3,055
Household has negative income, but none of the other housing problems	40	0	0	0	40	90	0	0	0	90

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	740	965	535	2,240	295	265	740	1,300
Large Related	70	130	50	250	40	0	160	200
Elderly	410	365	140	915	425	525	490	1,440

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	555	435	615	1,605	100	65	215	380
Total need by income	1,775	1,895	1,340	5,010	860	855	1,605	3,320

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	695	465	100	1,260	295	185	430	910
Large Related	60	0	0	60	30	0	90	120
Elderly	225	185	10	420	415	305	155	875
Other	485	190	10	685	80	55	145	280
Total need by income	1,465	840	120	2,425	820	545	820	2,185

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	35	110	90	0	235	0	0	15	0	15
Multiple, unrelated family households	0	35	0	0	35	15	0	0	0	15
Other, non-family households	0	65	0	0	65	0	0	0	0	0
Total need by income	35	210	90	0	335	15	0	15	0	30

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

CHAS data is currently not tabulated to identify single person households in need. However, using Census data for the City as a whole, the number and type of single person households can be roughly estimated. Of total households in West Haven, 29.5% (6,359) are householders living alone, accounting for 85% of all nonfamily households. It is therefore likely that the majority of other households in the above tables are householders living alone. Of householders living alone, about a third are over age 65 (2,237). It is likely that a sizable number of reported other households experiencing housing needs are elderly individuals living alone.

Homelessness among single adults is much more common than among families in the 2013 Connecticut Balance of State Point-In-Time Homeless Counts. In 2013, 70.5% (1,209 adults) fell into this category. However, it is difficult to determine how many of these individuals lived in West Haven.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled: For the population as a whole in West Haven, approximately 12% (6,631 +/- 756) have a disability, according to ACS estimates for the 2008-2010 3-Year period. This includes an estimated 39% (2,748 +/- 435) of the population 65 and older. Among this group, the most common disability is an ambulatory difficulty, at 26% (1,817 +/- 316). Ambulatory difficulties are also the most common among the population 18 to 64, at 5% (1,824 +/- 360). Individuals with ambulatory difficulties may need to use walkers or wheelchairs, necessitating ADA-compliant/wheelchair accessible housing.

Based on the population-wide estimate of 12%, disabled families are disproportionately represented among users of public housing programs. 22% of public housing residents, 31% of total voucher users, and 63% of Veterans Affairs Supportive Housing residents were classified as disabled families in Table 24.

Domestic Violence: According to the Balance of State 2013 Point-In-Time Homeless Counts, 354 adults (17% of all adults) reported domestic violence as contributing to their homelessness. Homeless victims of domestic violence are better sheltered than the general homeless population, with 20.6% of domestic violence victims not in emergency shelters or transitional housing compared to 23.7% of the general homeless population. This data does not tabulate by last known address, so it is difficult to determine how many of these individuals lived in West Haven. There are zero public housing program users who are listed as domestic violence victims in West Haven, according to Table 24.

According to the *State of Connecticut Family Violence Detailed Reports*, family violence crimes have been on the rise from a low of 198 in 2006 to 376 in 2012 in West Haven. For the most recent year's data in 2012, the most common family violence crimes recorded were disorderly conduct (166), assault (109), breach of peace (64), other/violation of court orders (32), criminal mischief (4), and sexual assault (1). Due to the private and difficult nature of family violence crimes, it is likely that these crimes are underreported.

According to West Haven's PY39 CAPER, a domestic violence center served 454 clients that year, out of a proposed goal/accomplishment of 120.

Sexual Assault/Stalking: Detailed data on sexual assault and stalking victims who are in need of housing assistance is not readily available. However, according to data from the FBI's Uniform Crime Reports, there was only 1 reported forcible rape in West Haven in 2012 and no forcible rapes reported in 2011. It is likely that these crimes are underreported; according to West Haven's PY39 CAPER, 27 clients were assisted at the Rape Crisis Center of Milford that year.

What are the most common housing problems?

The most common housing problem in West Haven is cost burden greater than 50% of income, followed by cost burden greater than 30% of income. According to Table 7, Housing Problems Table, housing cost burdens over 50% of income affect 4,495 households in West Haven (20.9% of all households), and housing cost burdens between 30% and 50% of income affected 4,265 households (19.8% of all households). Over 40% of all households in West Haven experience some level of cost burden.

In contrast, the other household problems are relatively rare in West Haven. There are 65 households (0.3% of all households) that have substandard housing, 30 households (0.14% of all households) have severe overcrowding with more than 1.51 people per room, and 320 households (1.5% of all households) experience overcrowding with 1.01 to 1.5 people per room.

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

Generally, households in the lowest income groups are more likely to be affected by housing cost burdens over 50% of income, while households with higher incomes are more likely to be affected by

cost burdens over 30% of income. Renters experience high cost burdens in greater numbers than owners, even though renters comprise only about 40% of the total households in West Haven.

The lowest-income renters are the most affected by housing cost burdens when measured in total numbers. 1,465 renters with incomes in the 0-30% AMI range (70.4%) are experiencing cost burdens of over 50% of income. In contrast, there are 820 owners with incomes in the 0-30% AMI range who are experiencing cost burdens of over 50% income; a smaller total number of households, but a greater percentage (95.3%) of owners in that income category. As income increases, the most common housing problem shifts to cost burden of 30-50% for both renters and owners. However, there are far fewer renters in the 80-100% AMI income category with any housing problems (100 households with 30-50% cost burden, 0 households with 50% cost burdens) than there are with owners (630 households with 30-50% cost burden, 190 households with 50% cost burden). This difference may point to greater numbers of homeowners having mortgages that are more expensive than they can afford compared to fewer renters in the same income bracket having rents that they cannot afford.

This same pattern is also shown in the Severe Housing Problems table. While 69% of renters in the 0-30% AMI category have one or more of the four housing problems, 94% of renters making over 50% AMI have none of the four housing problems. Among owners, 89% of owners in the 0-30% AMI category have one or more housing problems, and only 75% of owners making over 50% AMI have no housing problems.

Among household types experiencing cost burdens between 30-50% of income, renter small related families making 30-50% AMI have the greatest number of households affected 900 families, 49% of all renter households in that income category. Among homeowners, the elderly are disproportionately affected. Of owners in the 0-30% AMI income category, 394 households (48%) are elderly; of owners in the 30-50% AMI income category, 505 (51%) are elderly. Among households in the 50-80% AMI category, 48% of renters are in the Other category and 54% of owners are small related families. Poor renter families, other households (commonly either people living alone or with unrelated roommates), and elderly are most affected. Among owners, the elderly are the most affected up to 50% AMI, and small-related families are most affected at the 50-80% AMI income level. This pattern continues among households experiencing cost burdens of over 50% income.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Housing problems are not limited to the homeless and families and individuals in transitional housing. Acute housing crises can occur quickly for those households whose income is substantially below the area median and who spend a large amount of their income on housing. For households in the West Haven area earning less than 80% of area median income and who spend 30% or more of their income on housing, an unexpected bill or the loss of a job can be financially catastrophic almost immediately. An estimated 8,069 or 37% of households in West Haven meet this definition, according to American Community Survey data. Of the most extreme at-risk households, those making less than or equal to only 30% of area median income and spending more than 50% of income on housing needs, are 2,140 or 10% of households. Of these extreme high-risk households, 37% are home owners and 63% are renters. Among the 1,340 renters, these households tend to be other (non-family, non-elderly) 43%, small families 37%, and elderly non-families 14%. Among the 800 owner households, the largest group is among elderly non-families at 49%, followed by small families at 28%. Additional affordable housing could substantially reduce the financial stress that these households face.

For many households nearing the end of rapid re-housing assistance, there is a lack of on-going case management to ensure that individuals and families can acquire and retain permanent housing. The needs of the community often mean that social workers must work on a triage system, focusing first on finding shelter for homeless families and individuals, resulting in fewer resources available for continued support for those who are now in housing. This disconnect can leave the formerly homeless unprepared for the ongoing maintenance required to keep housing, and potentially result in a return to homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The operational definition of at-risk populations is a household that is low-income (makes less than 80% of median income) and is currently cost-burdened (pays more than 30% of income toward housing costs). These households may be one financial loss from losing their current housing. Extremely at-risk populations are households who are extremely low-income (30% or less of area median income) with high cost burden (50% or more of income is used for housing). To arrive at these estimates, American Community Survey data from the U.S. Census Bureau and CHAS data from HUD were used.

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

Severe cost burdens coupled with low income create an environment in which losing a job or any other financial setback can result in homelessness. Coupled with a housing market that has relatively high rents and a low vacancy rate, many households will have a difficult time getting back into private housing.

Discussion

See narratives above.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

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

In 2007-2011, roughly 35% of all households in West Haven were minority households. 18% of households are Black/African-American, 13% are Hispanic, 3% are Asian, 1% is “other,” and less than 1% (35 households) are American Indian or Alaska Native. The following tables were used to determine if any racial or ethnic group has a disproportionately greater need in terms of housing problems in comparison to the needs of that category as a whole.

As the data in the following tables indicates, 8,840 households earning between 0%-100% of HAMFI face some form of housing problem, overwhelmingly one of housing cost burden. This household population represents 40.9% of the total households in the City of West Haven. Within this sub-universe of households with some type of housing problem, the following tables clearly indicate that certain racial and ethnic groups face a disproportionally greater need as such need relates to housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,600	290	90
White	1,540	250	90
Black / African American	620	15	0
Asian	115	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	325	25	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,550	325	0
White	1,615	245	0
Black / African American	520	35	0
Asian	50	0	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	370	25	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,750	1,800	0
White	1,590	1,360	0
Black / African American	520	275	0
Asian	35	45	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	535	100	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	940	1,565	0
White	680	970	0
Black / African American	215	380	0
Asian	0	40	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	50	110	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

In general, racial and ethnic minorities are disproportionately affected by housing problems at low incomes, with disproportionate effects lessening among groups with higher incomes. At the 0-30% HAMFI income group, 87.2% of the jurisdiction as a whole (2,600 households) experiences one or more of four housing problems. Within that income group, 97.6% (620) of Black/African American households, 100.0% (115) of Asian households, and 92.9% (325) of Hispanic households experience these housing problems.

At the 30-50% AMI income group, 88.7% of the jurisdiction as a whole (2,550 households) experiences one or more of four housing problems. Within that income group, only Asians are disproportionately affected, with 100.0% (50 households) affected.

At the 50-80% AMI income group, 60.4% of the jurisdiction as a whole (2,750 households) experiences one or more of four housing problems. Within that income group, only Hispanics are disproportionately affected, with 84.3% (535 households) affected.

At the 80-100% AMI income group, 37.5% of the jurisdiction as a whole (940 households) experiences one or more of four housing problems. No racial or ethnic group is disproportionately affected by housing problems in this income cohort.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As the data in the following tables indicates, 4,680 households earning between 0%-100% of HAMFI face some form of housing problem, overwhelmingly one of housing cost burden. This household population represents 22.2% of the total households in the City of West Haven. Within this sub-universe of households with some type of housing problem, the following tables clearly indicate that certain racial and ethnic groups face a disproportionately greater need as such need relates to severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,330	555	90
White	1,350	440	90
Black / African American	590	45	0
Asian	115	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	280	70	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,260	1,615	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	700	1,155	0
Black / African American	340	215	0
Asian	50	0	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	170	220	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	905	3,645	0
White	390	2,555	0
Black / African American	145	655	0
Asian	10	75	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	320	310	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	185	2,325	0
White	135	1,515	0
Black / African American	30	565	0
Asian	0	40	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	15	145	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Again, in general, racial and ethnic minorities are disproportionately affected by housing problems at low incomes, with disproportionate effects lessening among groups with higher incomes. At the 0-30% HAMFI income group, 78.3% of the jurisdiction as a whole (2,330 households) experiences one or more of four severe housing problems. Within that income group, 92.9% (590) of Black/African American households, and 100.0% (115) of Asian households, experience these severe housing problems.

At the 30-50% HAMFI income group, 43.8% of the jurisdiction as a whole (1,260 households) experiences one or more of four severe housing problems. Within that income group, 61.3% (340) of Black/African American households and 100.0% (50) Asians are disproportionately affected.

At the 50-80% HAMFI income group, 19.9% of the jurisdiction as a whole (905 households) experiences one or more of four severe housing problems. Within that income group, only Hispanics are disproportionately affected, with 50.8% (320 households) affected.

At the 80-100% HAMFI income group, 7.4% of the jurisdiction as a whole (185 households) experiences one or more of four housing problems. No racial or ethnic group is disproportionately affected by these housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As the data in the following tables indicates, 9,935 households in West Haven (or 47.1% of all households) face some form of housing cost burden. Within this sub-universe of households with some type of housing problem, the following table clearly indicates that certain racial and ethnic groups face a disproportionately greater need as such need relates to housing cost burdens.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,615	5,385	4,550	90
White	7,665	3,665	2,600	90
Black / African American	1,760	1,005	1,055	0
Asian	310	55	170	0
American Indian, Alaska Native	29	0	0	0
Pacific Islander	0	0	0	0
Hispanic	705	610	690	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

In the jurisdiction as a whole, 50.3% of households spend less than 30% of their income on housing and 47.1% of households are cost burdened; 25.5% of households spend 30-50% of their incomes on housing, and 21.6% spend more than 50% of their income on housing. When racial and ethnic groups are considered as a whole and not divided by income groups, the only group demonstrating disproportionately greater need is Hispanic households with housing cost burdens over 50% of income (34.4%, 690 households). While low-income Black/African American households are disproportionately cost burdened (as discussed previously), when they are considered as a group, the number of Black/African American households that are not cost-burdened outnumber households in the 30-50% or the over 50% cost burdened group.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Among higher-income groups (80-100% HAMFI), there are no disproportionately affected racial or ethnic groups. At lower income groups, Black/African-American, Asian, and Hispanic households are all disproportionately affected by housing problems. Black/African-American and Asian households are only disproportionately affected at the 0-30% and 30-50% HAMFI income groups, while Hispanic households are only disproportionately affected at the 0-30% HAMFI and 50-80% HAMFI groups for housing problems, and 50-80% HAMFI groups for severe housing problems.

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

None.

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

As shown in the maps attached under NA-05, the minority populations in West Haven are concentrated in the north side of the City, north of Downtown and the Interstate 95 corridor, as well as along the southeastern shoreline area of the City. Black/African-American households are generally concentrated in these same neighborhoods as well. The Hispanic population in West Haven can be found concentrated in the neighborhoods abutting Interstate 95 and U.S. Route 1 (Boston Post Road), as well as a few other isolated pockets. Finally, the Asian population is generally centered in the area around Saw Mill Road/Bull Hill Lane near Exit 42 off I-95, and to the east of Downtown West Haven.

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	604	1,080	0	993	87	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	15,495	15,298	0	15,568	12,218	0	
Average length of stay	0	0	7	6	0	6	0	0	
Average Household size	0	0	1	2	0	2	1	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	2	0	1	1	0
# of Elderly Program Participants (>62)	0	0	393	176	0	169	7	0
# of Disabled Families	0	0	133	335	0	280	55	0
# of Families requesting accessibility features	0	0	604	1,080	0	993	87	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	478	584	0	526	58	0	0
Black/African American	0	0	118	490	0	461	29	0	0
Asian	0	0	3	1	0	1	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	5	5	0	5	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	57	241	0	235	6	0	0
Not Hispanic	0	0	547	839	0	758	81	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Section 504 of the Rehabilitation Act of 1973 prohibits federal agencies and all nonfederal agencies receiving federal funds from excluding people with disabilities, including psychiatric disabilities, from programs or activities (including specific housing programs) because of their disability.

The WHHA will continue to make handicapped accessibility part of its housing rehabilitation initiatives and programs. These efforts will be targeted to units where handicapped persons reside or will reside. However, accessibility modifications and renovations of existing public housing units can be very difficult to complete. Many of the WHHA housing units were originally constructed with their bathrooms located on the second floor.

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

Residents of Public Housing and Housing Choice voucher holders are in need of permanent affordable housing. Economic realities often make it difficult for households to save the required funds for a house down payment or two months' rent for a security deposit. Other common needs of low and moderate income households include social and medical services, as low and moderate income households are often without or have inadequate insurance.

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

The needs of these families are generally similar to the needs of many low income households in the City. However, these needs, including not just housing needs but also social service, economic self-sufficiency, and medical service needs, are further exacerbated by the overriding need for safe, decent, and affordable housing. Common knowledge dictates that these are types of needs are difficult to address effectively without an individual or family having secure transitional or permanent housing in place.

The households of low and moderate income across the city face many of the same housing issues: high cost and short supply of available land for development, shortage of new affordable housing stock, and shortage of assistance funds create financial impediments to housing for many. Price pressures on housing are being felt along the spectrum of the housing market due to large influxes of both high and low income households to the area.

Discussion

Of the 604 public housing units, the majority are used by elderly program participants (65.1%); 22.0% are used by disabled families. The majority of residents in public housing units are white (79.1%) and non-Hispanic (90.6%).

Of 993 tenant-based voucher recipients, 17.0% are elderly program participants and 28.2% are disabled families. The majority of tenant-based voucher recipients are White (53.0%) and non-Hispanic (76.3%). However, the recipients of tenant-based vouchers are disproportionately Black/African American (46.4% compared to a total Black/African American population of 18%) and Hispanic (23.7% Hispanic compared to a total Hispanic population of 10.9%).

Of 87 Veteran's Affairs Supportive Housing Vouchers, the majority of recipients are disabled (63.2%) and White (66.7%). However, these recipients are disproportionately Black/African American, at 33.3% compared to a total population of 18.1%.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

New Haven Continuum of Care provides a regional assessment of the need for emergency shelter, transitional housing and permanent supportive housing facilities for the Greater New Haven area’s homeless population. The City of West Haven’s strategy for addressing homelessness and the priority needs of homeless persons and families is embodied in the work of the New Haven Continuum of Care, of which West Haven is a member. The Continuum plans and provides for identified homeless needs at each step of the process leading homeless individuals and families from housing crisis to permanent housing and independent living.

For all people who are homeless, the lack of affordable housing, the unemployment rate and the high cost of living in CT in general contribute to the fact that CT is one of only two states in the country where the number of people who are homeless is on the rise (NY and CT). The minimum wage is just over \$8 an hour, but the living wage for people in the state is \$10.90 for 1 adult and \$23.28 for 1 adult and 1 child. The fair market rent for a 1-bedroom apt is just over \$1,000 a month and for 2 bedrooms is over \$1,100. At minimum wage, a person would have to work two full-time jobs to afford rent. For a person on SSI/SSDI, the typical monthly benefit is \$734 a month. A person on disability would need a subsidy in order to find a rent in the Greater New Haven area.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	28	475	0	0	0	0
Persons in Households with Only Children	0	2	0	0	0	0
Persons in Households with Only Adults	378	831	0	0	0	0
Chronically Homeless Individuals	181	183	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	8	58	0	0	0	0
Veterans	45	110	0	0	0	0
Unaccompanied Child	0	2	0	0	0	0
Persons with HIV	14	14	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

HUD 2013 Continuum of Care Point-in-Time Count

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

There is currently no accurate or readily available data that describes the number of persons becoming or exiting homelessness each year, of the number of days that persons experience homelessness for West Haven. The City is one of 104 municipalities that lie within the Balance of the State Continuum of Care region, and statistics of this nature for individual municipalities is not available at this level of specificity.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

Family homelessness is difficult to count because of the lack of shelter beds available in the area. Many more families call for services and are turned away for lack of space. Family homelessness is characterized by extreme poverty and unemployment, although there are more families now with behavioral health issues such as substance use and mental illness. Still, for most families, unemployment has driven them from their homes into shelters in the Greater New Haven area. Families do very well with Rapid Re-Housing services, but without jobs that pay a living wage, these same families will teeter on the verge of returning to homelessness.

In the 2013 Connecticut Balance of State Point in Time Homelessness Counts, there are 300 children in families who are currently homeless in the Balance of State region, with 203 adults in families. Children in families were the second largest proportion of homeless in the region, comprising 18% of people counted in the Balance of State. 17 children under the age of 18 were counted as unsheltered.

During the same count, there were 155 homeless veterans, accounting for 11% of all adults counted in the Balance of State. 71% of homeless veterans are sheltered, compared to 29% unsheltered. This count is not tabulated by veteran families, so this population only counts single adults.

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

Data on the racial and ethnic characteristics of homeless individuals and families in West Haven is not available. However, based upon information from the Connecticut Coalition to End Homelessness' 2011 publication Portraits of Homelessness in Connecticut, African-Americans and Hispanic individuals are significantly overrepresented in the homeless population in the state. In addition, most homeless families in Connecticut are headed by single parent African-American women.

Race and ethnicity information is recorded in the Annual Homeless Assessment Report (AHAR) Community Level Reports found on the HUD Homelessness Data Exchange. However, the most recent AHAR available for the Connecticut Balance of State is 2011. Information is tabulated for: Persons in Families in Emergency Shelters (915), Persons in Families in Transitional Housing (437), Persons in Families in Permanent Supportive Housing (261), Individuals in Emergency Shelters (2,659), Individuals in Transitional Housing (685), and Individuals in Permanent Supportive Housing (605) for a total of 5,562 individuals sheltered individuals in the Balance of State region.

According to this report, sheltered individuals are 8.4% Hispanic/Latino, 53.0% White non-Hispanic/Latino, 21.2% Black or African American, 0.8% Asian, 2.3% American Indian or Alaska Native, 0.1% Native Hawaiian or Pacific Islander, 4.3% several races, and 9.2% unknown.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the 2013 Point in Time Count for the Balance of State, there were 914 (53%) persons in Emergency Shelters, 394 (23%) persons in Transitional Housing, and 406 (24%) unsheltered homeless persons. These individuals are in 1,388 total households, with 706 (51%) households in Emergency Shelters, 293 (21%) households in Transitional Housing, and 389 (28%) households unsheltered.

Discussion:

Despite a slowly recovering economy and a reasonably improving housing market, homelessness remains an important social issue in both West Haven and many other urban areas in Connecticut. In early August 2014, a family with an infant was found living in a tent near a church in West Haven, and was rescued by personnel from the local fire district, who then used their own personal funds to pay for a hotel room for the family to stay in temporarily. Situations like these, while particularly poignant in this case, play out on a regular basis around the greater New Haven region. Such incidents highlight the reality that homelessness is not going away in the near future, and thus cities such as West Haven must position themselves to provide appropriate services as needed.

Although West Haven is a smaller urban community with limited program funds, the City is taking steps to address homelessness. Through its own municipal departments and agencies, and in coordination with a variety of non-profit organizations, the City provides, coordinates or assists in the provision of vital social services that help prevent homelessness among the City's population. Although it does not have an emergency shelter of its own, the City has previously committed to providing \$5,000 annually in CDBG funds for many years to Columbus House, an emergency shelter in the neighboring city of New

Haven. However, for the current Program Year 40, Columbus House did not apply to the City of West Haven for these funds. As a result, the City is examining other alternative means through which City CDBG funds can be utilized to support other programs and initiatives to address homelessness in both the next Program Year 41 and for the duration of the Five Year Consolidated Planning period. Finally, the City is home to almost 2,800 units of assisted housing, the lack of which would significantly increase the rate of homelessness in the region.

Based upon data analysis and the fact that West Haven has several lower income neighborhoods, it is evident that there are a significant number of households in West Haven at risk of homelessness. This at-risk population includes young people, families, people recently released from institutional facilities and people at risk of losing their housing due to lack of sufficient income. In all categories, the risk generally relates to the cost burden faced by households which can, with a slight reversal of economic fortunes, result in a household becoming homeless. For example, the West Haven Housing Authority in its Five Year Plan (as updated in April 2009) reports a waiting list of 201 families for public housing, of which 59 have incomes under 30% of median. There are also 2,128 families on the waiting list for Section 8 assistance, of which 2,043 have incomes below 30%. In addition, the updated CHAS/ACS data indicates that 1,935 renter households and 895 owner household in West Haven have incomes below 30% of HAMFI. Many of these households are at risk of becoming homeless due to a loss of income or an increase in housing costs.

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

Introduction:

The City recognizes that there are specific populations that rely upon supportive services and housing. These identified special needs groups, such as elderly/frail elderly, persons with alcohol/drug addiction, persons with physical/mental/developmental disabilities or severe mental illness, veterans, victims of domestic violence, and at-risk youth, are often overrepresented among low and very low-income households. Limited income and reliance on programs such as Supplemental Security Income makes finding safe, decent and affordable housing difficult. The frequent need for special assistance services in conjunction with housing adds another layer of complexity to the sheltering of members of these population groups.

The City, through the Community Development Administration, has developed long-term relationships with community and social service providers, housing organizations, and state and regional organizations and agencies that the City can coordinate with to identify the ever-evolving needs of the special needs populations, leverage existing programs and services to be as effective as possible, and fund additional programs and services to address the needs of the most at-risk populations in West Haven. While West Haven's resources are insufficient to meet all of the many needs of its special needs population groups, the City has supported and continues to support the efforts of other organizations in providing needed resources.

The following sections describe the characteristics and extent of special needs populations in West Haven, utilizing 2008-2012 ACS data and data from other state and national-level organizations to estimate the size and specific needs of these groups.

Describe the characteristics of special needs populations in your community:

Frail Elderly: According to the 2008-2012 ACS estimates for the civilian noninstitutionalized population, there were 142 men over the age of 65 with a self-care difficulty, and 445 women over the age of 65 with a self-care difficulty. The 2010 National Health Interview Survey (NHIS) reported that approximately 3.7% of elderly adults age 65 to 74 and 11.0% of elderly adults over age 75 have some limitation in their ADLs. Applying these percentages to the estimated number of people in West Haven age 65 to 74 and age 75+ in the 2008-2012 ACS results in an estimated total of 515 frail elderly persons.

Persons with Alcohol/Drug Addiction: According to the 2013 Point-in-Time Count for the Balance of State Continuum of Care, over 45% of the homeless population is struggling with chronic substance abuse. According to the State of Connecticut Department of Mental Health and Addiction Services (DMHAS) 2008 Town profile for West Haven (the latest year with available data), 660 individuals in the

City received substance abuse services from DMHAS during FY 2007, and an additional 69 individuals received combined mental health and substance abuse services.

Persons with Physical Disabilities, Mental Disabilities, and Developmental Disabilities: The 2008-2012 ACS estimate for physically disabled persons in West Haven was 6,064 individuals. Over 42% of this total were persons age 65 or older. The ACS data also indicates that 3,487 persons in West Haven have an ambulatory difficulty. The main issues relative to housing that is accessible to the physically disabled population are ones of supply and funding. While the City of West Haven's stock of governmentally-assisted housing units includes 23 units specifically designated for the physically disabled, these units are clearly incapable of accommodating even a fraction of the population with accessibility needs.

The 2008-2012 ACS data indicated a total of 2,064 West Haven residents with a mental disability. Within this total, 155 (7.5%) were between age 5 to 17, 1,366 (66.2%) were between age 18 to 64, and 543 (26.3%) were age 65 or older. An additional 968 people were reported as having a self-care disability, with 60.6% of these persons being age 65 or older. According to the State of Connecticut Department of Mental Health and Addiction Services (DMHAS) 2008 Town profile for West Haven (the latest year with available data), 369 individuals in the City received mental health services from DMHAS during FY 2007, and an additional 69 individuals received combined mental health and substance abuse services.

Veterans: Data from the 2008-2012 ACS data indicated that 4,179 people in West Haven were civilian veterans, or approximately 7.5% of the civilian population age 18 or older. According to the Balance of State Continuum of Care's 2013 Point-in-Time homeless count, 155 sheltered and unsheltered adults reported having served in the military.

Victims of Domestic Violence: For the most current year that Uniform Crime Reports are available in 2012, there were 376 total offenses reported for family/domestic violence in West Haven. This includes 90 victims of assault and one victim of sexual assault in one year, 4 victims of criminal mischief, 50 victims of breach of peace, 130 victims of disorderly conduct, and 31 victims of "other/violation court orders." The 2013 Balance of State Point-in-Time Homeless Count indicated that 354 persons were homeless because they had fled a domestic violence living situation.

At-Risk Youth: According to 2008-2012 ACS data, there are an estimated 11,468 children under the age of 18 residing in West Haven, equal to 20.7% of the City's population. The ACS data estimates that 17.2% of West Haven children live below the poverty line.

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

Frail Elderly: At the regional level, services for the frail elderly are coordinated by the Agency on Aging of South Central Connecticut (AASCC). AASCC provides a number of services, including an aging resource center; home care and respite care management; grants oversight; and volunteer, training and employment programs. At the municipal level, the City of West Haven provides services to the frail

elderly through its Human Resources Department. In particular, the City's certified Adult Day Care Center located at the Johnson Senior Center provides daily care, meals and social and health services for up to 30 frail elderly clients.

Persons with Alcohol/Drug Addiction: The West Haven Drug and Alcohol Task Force, Inc., in coordination with the City of West Haven, provides a substantial number of outreach, education and awareness initiatives and programs to combat drug and alcohol abuse. A particular focus for these activities is the school-age population in the City. The Task Force receives funding from the State of Connecticut Department of Mental Health and Addiction Services (DMHAS), private donations and fundraising events. Its supported activities have included youth and adult symposiums; elementary and middle school parents support groups; substance abuse conference sponsorship; distribution of drug information kits; support for the Police Department's DARE program; health and wellness fairs; and the development and distribution of anti-drug educational and awareness materials.

Persons with Physical Disabilities: The main issues relative to housing that is accessible to the physically disabled population are ones of supply and funding. While the City of West Haven's stock of governmentally-assisted housing units includes 23 units specifically designated for the physically disabled, these units are clearly incapable of accommodating even a fraction of the population with accessibility needs. Disabled persons generally rely upon finding private-market rental housing that is accessible for them, or modifying their own homes for accessibility. Although the City has provided CDBG funds for accessibility improvements in the past, the level of funding available is not adequate to address all needs for such services. The difficulties of accessibility-related improvements to residential structures is compounded by the age of West Haven's housing stock.

Persons with Mental and Developmental Disabilities: The West Haven Community House also provides supportive services for adults with developmental disabilities. The Community House offers community connections services that enable developmentally disabled adults to engage in vocational, social and group activities. Residential services provided by the Community House include several group homes and supported living apartment units in the City. Finally, the TEAM program includes group recreational activities such as arts and crafts.

Victims of Domestic Violence: Domestic Violence Services of Greater New Haven (DVSGNH) provides a variety of services, including outreach, crisis intervention, counseling, referral services, and shelter to victims and their children. DVSGNH operates a 15 bed emergency shelter in New Haven for victims of domestic violence.

At-Risk Youth: The West Haven Board of Education, the City of West Haven's Youth and Family Services division and its Parks and Recreation Department, and the West Haven Community House serve at-risk youth. Youth services providers for the City also identified a need for support to families with disabled children, such as support groups for parents, childcare, appropriate recreation opportunities, and other services. There is also substantial need for expanding the services of family clinics, as there is a waiting list for therapists.

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

The Connecticut Department of Health provides data on the number of AIDS cases by year and cumulatively since 1980. For West Haven, there were 10 cases reported in 2012, with a total of 200 people currently living with HIV in West Haven. Of this population, 60.5% are male and 39.5% are female. 40% are Black/African American, 23% are Hispanic, 27.5% are White, and 9.5% are some other race. In the 2013 Point In Time Homeless Count, there were 35 homeless people reported with HIV/AIDS, with 4 people unsheltered.

The Ryan White HIV Planning Council for New Haven and Fairfield Counties guides the planning for and expenditure of federal grants for health and social services for persons with HIV or AIDS in the two-county area, within which West Haven is located. The area has been designated a Transitional Grant Area (TGA), and the recipient of funds for the area is the Mayor of New Haven, CT.

The 2012-2015 Comprehensive Plan prepared by the Planning Council indicated that within the New Haven County/Fairfield County TGA, housing assistance is the most needed service for people living with HIV/AIDS. After housing, the most needed services are AIDS drug assistance, food bank, mental health counseling, transportation to medical appointments, medical case management, substance abuse rehab outpatient services, emergency financial assistance, oral health care, and medical nutrition therapy.

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

It is critical for persons infected with HIV/AIDS to have access to safe affordable housing. Due to the debilitating nature of this disease, it is difficult for persons infected with AIDS to maintain stable and steady employment. Without steady employment and income, independent living becomes impossible. The need to provide decent, safe and affordable housing is imperative to the overall health of persons living with HIV/AIDS.

Discussion:

Persons with Alcohol/Drug Addiction: The West Haven Drug and Alcohol Task Force, Inc., in coordination with the City of West Haven, provides a substantial number of outreach, education and awareness

initiatives and programs to combat drug and alcohol abuse. A particular focus for these activities is the school-age population in the City.

Persons with Physical Disabilities: The main issues relative to housing that is accessible to the physically disabled population are ones of supply and funding. While the City of West Haven's stock of governmentally-assisted housing units includes units specifically designated for the physically disabled, these units are clearly incapable of accommodating even a fraction of the population with accessibility needs. Although the City has provided CDBG funds for accessibility improvements in the past, the level of funding available is not adequate to address all needs for such services. The difficulties of accessibility-related improvements to residential structures is compounded by the age of West Haven's housing stock.

Persons with Mental and Developmental Disabilities: The West Haven Community House also provides supportive services for adults with developmental disabilities. The Community House offers community connections services that enable developmentally disabled adults to engage in vocational, social and group activities. Residential services provided by the Community House include several group homes and supported living apartment units in the City. Finally, the TEAM program includes group recreational activities such as arts and crafts.

Veterans: The City of West Haven is one of the centers for veterans' care in the state of Connecticut because of the presence of the VA Hospital campus on Campbell Avenue. The West Haven VA Hospital is the primary in-patient veterans healthcare facility in Connecticut, and one of only two veterans ambulatory care centers in the state.

Efforts are being made in West Haven to provide more affordable housing options for homeless veterans or veterans threatened with homeless. Data from the PIH Information Center indicates that there are currently 87 rental assistance vouchers utilized in West Haven for supporting units dedicated for formerly homeless veterans. In its 2013-2014 Consolidated Application to HUD, the Balance of State Continuum of Care has noted its on-going coordination with the Veterans Administration and the utilization of VASH vouchers. The Continuum of Care also noted that it is continuing to add VASH as well as units for veterans who are ineligible for VASH.

Victims of Domestic Violence: Domestic violence is a crime that often goes unrecognized and/or underreported. Due to the underreporting of this crime, it is difficult to determine the exact number of individuals in West Haven impacted by domestic violence. Domestic Violence Services of Greater New Haven (DVSGNH) provides a variety of services, including outreach, crisis intervention, counseling, referral services, and shelter to victims and their children. DVSGNH operates a 15 bed emergency shelter in New Haven for victims of domestic violence.

At-Risk Youth: The West Haven Board of Education, the City of West Haven's Youth and Family Services division and its Parks and Recreation Department, and the West Haven Community House serve as the frontline defense between at-risk youth and the influences of the world around them. The West Haven

Community House provides early childhood education and family support; youth development; child care and enrichment for elementary school children; and services for adults with developmental disabilities.

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

Describe the jurisdiction’s need for Public Facilities:

The City of West Haven, like many urban areas in the Northeast, is faced with the physical problems of an aging building stock and public improvements. Coupled with its aging infrastructure are the limitations of the City's tax base resulting from West Haven’s small geographic size and substantial presence of non-taxable property. As a small city that shares many of the same social and economic problems as much larger urban centers, a great demand is placed upon the City of West Haven to provide a host of social services to low and moderate-income individuals in the region. The provision of these services limits the availability of local resources to provide infrastructure and other public facility improvements as needed.

The centralization of the physical space needed to support programs and services was also identified as a need. In several discussions, it was noted that having a centralized facility for elderly, youth, family and social services would achieve the following desirable outcomes:

- More effective coordination between providers who operate distinct but related services and programs;
- Interaction between the different demographic groups that utilize services and programs in West Haven;
- The maintenance of a facility that could be flexible enough to accommodate both current programs and services with established space needs, as well as future programs and services whose specific space needs are not yet known.

How were these needs determined?

From the many discussions with City departments, social service providers and the West Haven Housing Authority, it is clear that the provision of public improvements and facilities was a high priority need for many organizations and groups in West Haven. Parks, recreational facilities, senior centers, youth centers, street improvements and sidewalks were all identified as priority needs.

Along with the identification of these needs, all discussions with these groups, departments and organizations invariably turned to a specific facility need: physical space. The need for additional physical space was clear for existing programs and services; programs and services either planned or desired for the future; and the expansion of successful existing programs.

Describe the jurisdiction’s need for Public Improvements:

Despite the numerous demands placed on the City's available funds, the City makes every attempt to provide adequate facilities and infrastructure to meet the recreation, education and social service needs of its residents. Community Development Block Grant funds have become central to assuring the fiscal viability of these improvements. Improvements to parks, playgrounds, and senior centers are routinely needed. Street lighting, street trees, signage, sidewalks, curbing and handicapped ramp replacement and installation are also needed at regular intervals. Beautification improvements, neighborhood clean-up campaigns and other revitalization efforts will also be central to the City's public facilities improvement strategy.

How were these needs determined?

Generally, the cost of public improvements such as sidewalks, utilities and street improvements are too great to be supported by CDBG funds alone. However, the City will consider these needs on a neighborhood by neighborhood basis dependent upon whether the severity of deterioration warrants such an expense, the availability of funds, and whether such expenditures will benefit low and moderate income residents.

Describe the jurisdiction's need for Public Services:

Youth Programs: With many of West Haven's children being members of low and moderate income households, providing programs and services that attend to their care serves the dual purpose of addressing the needs of at-risk youth and providing youth care services and programs that directly benefit the parents of these children.

Elderly Care: As in the case of youth services, providing programs and services geared toward the elderly population serves the dual purpose of assisting both special needs subpopulations (elderly and frail elderly) and low and moderate income residents (as many elderly residents fall within these income categories).

Emergency Assistance: Emergency assistance programs and services such as food and emergency rent and utilities assistance are an acute need in West Haven. The City's Youth and Family Services division also reports the need for clothing, while the West Haven Community House noted the need for critical child care items such as diapers.

Language Barriers: The City has made efforts to address language barriers; in one instance, a school registration session at one elementary school was conducted in French to accommodate the significant number of Guinean students and parents present in the school district. While English as a second language (ESL) services are provided through the West Haven Public Schools, additional services would be beneficial. Of particular importance is ESL services for the parents of West Haven students.

Family Cohesiveness: Services are needed in West Haven to support the entire family unit. There are noted issues with parental involvement from parents working multiple jobs, issues of parental literacy, and issues of transiency for many low-income families.

Mental Health Programs: Among the homeless population counted in the 2013 PIT Count for the Balance of State CoC, over 37% of the homeless population is severely mentally ill.

Job Training: From 2010 to 2013, the unemployment rate in West Haven has been hovering around 10%, according to annual averages from the Connecticut Department of Labor. Job training, career guidance/counseling, and educational programs and services are crucial resources for the unemployed seeking work.

How were these needs determined?

Youth Programs: As discussed previously, there is an acute need for additional day care, after-school care and summer programs for the youth of West Haven. With an estimated under age 18 population in excess of 11,000 and over 17% of these children living in poverty, the youth population is a large and diverse component of the City's total population.

Elderly Care: Similar to the youth population, the elderly population in West Haven is an important component of the City's population, one within which many of the individuals and households fall into the low and moderate income categories. Discussions with the City's Human Resources Department and service providers indicate that the current elderly services and programs are not adequate to meet the current needs of West Haven's elderly population. Through the combination of the aging of the very large Baby Boom generation and the fact that today's elderly persons are living longer than previous generations of elderly, it is likely that the need for services and programs that meet the needs of the elderly will only increase over the coming years.

Emergency Assistance: A discussion with the West Haven Emergency Assistance Taskforce (W.H.E.A.T.) staff indicated the acute need for emergency assistance programs and services in West Haven. W.H.E.A.T. provides emergency food assistance, and in doing so serves 3,000 clients per year.

Language Barriers: According to the 2008-2012 ACS estimates, 22.5% of residents in West Haven speak a language other than English at home, and 8.9% speak English less than "very well."

Family Cohesiveness: While programs and services geared toward at-risk youth should be an important component of the City's public services strategy, these programs and services could have a heightened effectiveness when combined with programs and services that provide support to the entire family unit.

Mental Health Programs: The City contains a number of mental health service providers. However, the mental health services currently available are not adequate to meet the needs of West Haven's population, particularly its at-risk youth.

Job Training: The recent surge in unemployment and economic difficulties has heightened the need for job training and career counseling services for the recently unemployed. These services and programs can often be coupled with educational programs that increase their effectiveness.

Service Coordination: One need universally identified by City departments and service providers alike was a need for improved coordination of the existing social and community services provided in the City of West Haven. The issue of coordination is not so much an issue of duplication of services, but rather an issue of communication and organization. For example, there are many services and programs that are complimentary to one another. On their own, these services and programs provide valuable assistance to the City's residents. However, if they were better linked and coordinated, their impact could be enhanced.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

A comparison of a variety of social, economic and demographic indicators from the 2000 census and the 2007-2011 ACS data illustrates that West Haven has experienced a number of important shifts and changes over the past decade.

The bullet points below summarize the most salient changes and trends in this data for the City of West Haven. These trends and changes play an important role in understanding and planning for the future housing and community development needs of West Haven's citizens.

General Demographics

- Total population increased by 6% to 55,249.
- Decrease in the white non-Hispanic population from 69.7% in 2000 to 61% in 2011; and an increase from 16.3% in 2000 to 18% in 2011 in the black non-Hispanic population. The Hispanic population increased from 9.1% in 2000 to 16% in 2011.

Social Characteristics

- Decrease in the number of non-family households, while the number of family households remained increased.
- The average household size increased from 2.42 persons in the 2000 Census to 2.48 persons in the ACS data.
- The percentage of the population comprised of foreign-born residents rose from 11.4% to 13.7%.
- Percentage of the population age 25+ with a bachelor's degree or higher increased from 19.1% to 23.0%.
- Percentage of the population age 25+ with less than a high school diploma decreased substantially from 19.1% to 11.9%.

Economic Characteristics

- In concert with other data sources, unemployment rate from 3.6% in 2000 Census to 7.6% in 2011.
- The size of the civilian labor force increased from 28,235 in 2000 to 31,365 in 2011.
- Decrease in the percentage of commuters using public transportation from 4.8% to 4.0%.
- Income levels have been rising but, as discussed previously in the Housing and Homeless Needs section, income has generally not kept pace with inflation.
- Logical outcome of effective reduction in income seen in rising poverty rate for families, individuals and female-headed family households.

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

Introduction

In the following sections, we provide an overview of the scale and composition of the City's housing market by type and tenure. West Haven is has a relatively old but diverse housing stock, with a wide range of unit sizes, types and styles. While over 50% of the City's housing units are in single-family structures, a substantial component of the housing stock is in 2-4 unit structures (23%) and larger multifamily structures (24%).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,078	47%
1-unit, attached structure	956	4%
2-4 units	5,416	23%
5-19 units	2,437	10%
20 or more units	3,384	14%
Mobile Home, boat, RV, van, etc	85	0%
Total	23,356	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	13	0%	374	4%
1 bedroom	479	4%	3,553	39%
2 bedrooms	3,264	26%	3,259	36%
3 or more bedrooms	8,662	70%	1,931	21%
Total	12,418	100%	9,117	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

According to 2013 data from the State of Connecticut Department of Housing, the City of West Haven has a total of 3,066 affordable housing units, as defined by Section 8-30g of the Connecticut General Statutes. As a result, the 2013 estimate of the percentage of affordable housing units in West Haven is 13.66% of the City's total housing stock. Per Section 8-30g of the state statutes, any municipality with

10% or greater of its housing units deemed affordable is exempt from the State of Connecticut Affordable Housing Appeals Act.

This 2013 data indicates that West Haven has 1,024 governmentally assisted housing units situated within 10 housing developments. However, only 506 of these units are targeted for low-income families, as 516 units are designated as low-income elderly housing. In addition, the City has 23 governmentally assisted housing units that are targeted for handicapped individuals/families. The City also has 1,613 units of tenant rental assistance housing and 429 units where the mortgage is provided through either the Connecticut Housing Finance Authority or USDA.

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

According to the West Haven Housing Authority, no housing units are expected to be lost from the affordable housing inventory in the foreseeable future.

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

Housing unit availability currently leaves significant segments of West Haven's population with unmet housing needs. The West Haven Housing Authority's current waiting lists for public housing and Section 8 tenant-based assistance have a combined total of 2,430 families awaiting housing assistance, with 1,985 families of extremely low income (\leq 30% AMI). Families with children also make up a large portion of these lists, totaling 2,003 applicants. Both lists have a substantial backlog of applicants awaiting housing. The public housing waiting list, which is currently open, turns over 90 of 296 families annually (approximately a 30% turnover rate). The Section 8 waiting list, which has been closed since 2010, has 2,134 families and an annual turnover of 110 families (approximately 5.1%). With only 20% of rental units having 3 or more bedrooms, units suitable for larger families are limited in West Haven.

Describe the need for specific types of housing:

Based upon the data presented above, the City is clearly in need of additional housing units for extremely low-income families and housing units for larger families (3+ bedrooms).

Discussion

See narratives above.

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

Introduction

Housing costs in West Haven increased from 2000 to 2011, with houses nearly doubling in value in the intervening decade and rents rising by 43%, both outpacing the overall rate of inflation during this period. By contrast, median family income remained nearly unchanged during that period, with an overall increase of just 0.5% from \$51,631 in 2000 to \$51,911 in 2012, increasing the financial burden of housing costs on household budgets.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	117,000	229,600	96%
Median Contract Rent	596	853	43%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	984	10.8%
\$500-999	6,040	66.2%
\$1,000-1,499	1,846	20.3%
\$1,500-1,999	228	2.5%
\$2,000 or more	19	0.2%
Total	9,117	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	565	No Data
50% HAMFI	1,640	280
80% HAMFI	6,395	1,815
100% HAMFI	No Data	4,000
Total	8,600	6,095

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	812	980	1,223	1,523	1,690
High HOME Rent	812	980	1,221	1,402	1,544
Low HOME Rent	743	796	956	1,103	1,231

Table 32 – Monthly Rent

Data Source Comments: HUD FMR data is for FY2014 for the City of West Haven. HOME rent limit data is for FY2014 for the New Haven-Meriden, CT HUD Metro FMR Area.

Is there sufficient housing for households at all income levels?

Comparing the number of households at or below area median income thresholds to the number of units affordable to that subgroup, the number of households below 30% of HAMFI (2,825) and between 30 and 50% (3,195) greatly exceed the number of units affordable to households at those income levels. Households between 50 and 80% of HAMFI had 5,935 rental units and 1,890 ownership units available among 4,425 households. However, the lack of units affordable to lower-income households results in an estimated 4,975 households at or below 50% of HAMFI spending at unaffordable levels, cutting into the supply of housing matched to 50-80% HAMFI households and possibly contributing to the 2,815 of these households paying unaffordable housing costs.

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

Affordability of homes in the West Haven market may begin to decline as the housing market recovers from the Great Recession. Historically, rents have increased more slowly than home values in West Haven, suggesting that market pressures on renter households will be moderate. Among prospective homebuyers, a faster rate of increase in home values, combined with the prevalence of tighter lending restrictions compared to pre-recession markets, may limit the ability of lower-income households to make the transition from renting to homeownership.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median rent paid in 2012 was recorded in the 2008-2012 ACS data as \$867, which lies well below HOME and Fair Market Rents for every housing type except for efficiency units and the low HOME rent for one-bedroom units. While data is not available on the median rents paid per bedroom, the fair market rent of a 2-bedroom unit sits at \$1,223, or \$356 more than the median rent paid. Owing to West Haven's comparative affordability in the New Haven area housing market, families searching for housing using HOME or Housing Choice Vouchers are more likely to encounter a limited selection of housing based on willingness to accept Section 8 funding than on the basis of inadequate funding to cover rents.

Discussion

See narratives above.

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

Introduction

Data from the 2000 Census indicates that only 49 housing units (0.2%) in West Haven lacked complete plumbing facilities, and only 34 units (0.3%) lacked complete kitchen facilities. These figures had risen to 95 housing units lacking complete plumbing or kitchen facilities in 2011, according to 2007-2011 ACS estimates.

West Haven has also experienced an increase in the vacancy rate of its housing stock. According to the 2000 Census, the City had 1,246 vacant housing units, or approximately 5.6% of the total housing stock. In the 2007-2011 ACS data, it is estimated that the City now has 1,821 vacant housing units, or roughly 7.8% of the total housing stock.

While West Haven’s occupied housing stock is generally in fair to good condition, a substantial number of the vacant housing units may have issues with their condition.

Definitions

HUD defines “substandard” as households without hot and cold piped water, a flush toilet and a bathtub or shower; or kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,596	45%	5,003	55%
With two selected Conditions	54	0%	243	3%
With three selected Conditions	0	0%	51	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,768	55%	3,820	42%
Total	12,418	100%	9,117	101%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	239	2%	66	1%
1980-1999	1,924	15%	1,572	17%
1950-1979	5,625	45%	4,262	47%
Before 1950	4,630	37%	3,217	35%
Total	12,418	99%	9,117	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,255	83%	7,479	82%
Housing Units build before 1980 with children present	325	3%	360	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The need for rehabilitation is greater in renter-occupied housing than owner-occupied units, especially among housing with two or three selected conditions.

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

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

Pre-1940: 56-75%

1940-1959: 32-51%

1960-1977: 6-12%

In order to estimate the number of housing units in West Haven occupied by low and very-low income households that contain lead based paint hazards, 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data for the City was utilized. This data includes the number of housing units occupied by very low and other low income households grouped by year of construction (pre-1940, 1940-1979 and 1980 or later). The data also further disaggregate the number of children under the age of 6 living in housing units by tenure, age of structure, and income.

Out of 21,535 occupied housing units in West Haven, 28.3% (6,105 units) were built before 1939 and have the greatest risk of lead-based paint hazards; 54.0% (11,630 units) were built between 1940 and 1979 and have moderate hazards, and 17.7% (3,805 units) were built in 1980 or later and have minimal lead-based paint hazards.

As low and moderate income households are more likely to live in older housing and less likely to be able to afford repairs or lead abatement, it is important that public funding goes toward households that are in need. Approximately 40.4% (8,710 units) of the occupied housing stock was built before 1980 and has occupants that earn between 0%-80% AMI, representing moderate hazards. 59.5% of these housing units are occupied by renters.

The highest priority needs for lead-based paint hazard mitigation are among extremely low-income households in pre-1940 housing stock with children under the age of 6. According to CHAS data, there are only 55 households (0.3% of occupied housing stock, 81.8% renters and 18.2% owner-occupied) that fall into this category.

Overall, renters are proportionately living in older housing stock at all income levels. While 42.3% of occupied housing units in the City are rentals, 40.2% of occupants living in structures built pre-1940 are renters, a difference of only two percentage points. However, while 42.3% of all occupants are renters, 68.6% of households at the 0-30% area median income level are renters. 57.1% of extremely low income people living in pre-1940 structures are renters.

Discussion

See narratives above.

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

Introduction

The West Haven Housing Authority (WHA) administers 617 units, comprised of 100 family and 517 elderly/handicapped units. There is a waiting list of 296 families for public housing in West Haven, with 72% of these households being extremely low-income (<30% HAMFI). There are 111 families on the waiting list with children, and 96 of the families are elderly families. The expected turnover each year is 90 units. At the present time, the waiting list is still open.

There are currently 1,091 Section 8 housing choice vouchers administered by the Housing Authority. However, there is a waiting list of 2,134 families for Section 8 vouchers in West Haven; roughly 83% of these households are extremely low-income (<30% HAMFI). Approximately 89% of the families on the waiting list have children, and only 2% of the families are elderly families. The expected turnover each year is 110 vouchers. The waiting list for Section 8 vouchers is currently closed, and has been so for 20 months. In addition, the WHA indicated that even if there were no waiting list for Section 8 vouchers, there are likely not enough landlords in West Haven who are currently accepting Section 8 vouchers to meet estimated needs.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			615	1,104			605	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The supply of public housing developments in West Haven is currently not meeting the supply of units, with a waitlist of 296 families. With 72% of those on the waitlist falling in the extremely low income range, it is possible that many of these families may be at extreme risk of homelessness. The same pattern is seen in the waitlist for Section 8 Housing Vouchers, with 83% of 2,134 families on the waitlist being of extremely low income.

The HUD-funded public housing developments in West Haven are as follows:

- John Prete Senior Housing, 103 units (elderly, 12 handicapped-accessible units)
- Morrissey Manor, 125 units (elderly)
- Spring Heights, 96 units (family)
- Surfside 200, 254 units (elderly, 7 handicapped-accessible units)
- Union School Apartments, 34 units (elderly, 4 handicapped-accessible units).

Public Housing Condition

Public Housing Development	Average Inspection Score
Morrissey Manor	94
Spring Heights	76
Surfside	79

Table 38 - Public Housing Condition

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

Most of the public housing developments under the management of the WHHA were built in the early 1960s. While these units have been generally well-maintained and renovated at appropriate intervals, the structures are rapidly approaching 50 years of age. The WHHA is placing a particularly strong emphasis on physical plant issues in its future planning. Already the WHHA has taken on tasks such as roof repairs, new sidewalks and pavement improvements in a pro-active approach to physical issues at WHHA properties. The WHHA has entered into a Capital Funds Bond issue program which obtained \$2,500,000 for the replacement of heating systems in Surfside and Spring Heights.

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

The WHHA has been able to maintain its mission to seek diversified, safe, decent and affordable housing, for low and moderate income families through the utilization of previous Capital funds and the proper application of public housing policies.

The WHHA has used capital funds to provide modernization of public housing properties, and has implemented local preferences to improve the living environment by de-concentration, promoting income mixing, and improving security throughout public housing developments.

The WHHA has also created and continues to facilitate self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities.

Discussion:

See narratives above.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of West Haven has no emergency shelters, transitional housing, permanent supportive housing or permanent housing for homeless persons and/or families within its municipal borders. Like most of the communities within the south central Connecticut region, West Haven relies upon homeless facilities and services in the City of New Haven to meet the needs of the homeless population within West Haven. While it is almost certain that a small homeless population exists in West Haven, its size and characteristics are not defined. This lack of definition limits the ability to determine the exact needs of any homeless persons or families in the City, and to discern whether any additional homeless facilities or services are needed in West Haven.

A description and discussion of emergency shelter, transitional housing and supportive housing facilities from the New Haven Continuum of Care is provided in the following sections. This information is provided rather than similar information for the Balance of State Continuum of Care area as the provision of such facilities for at-need households in West Haven is intrinsically connected to New Haven due to proximity rather than the 108-town Balance of State area, which is spread over a wide swath of Connecticut. The City of West Haven views the issue of homelessness as a regional issue, and will continue to support the development of programs and services designed to reduce homelessness on a regional basis. Where feasible, the City will strive to meet the needs of subpopulations at risk of homelessness within West Haven itself.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

In addition to support services targeted specifically at homeless persons, several organizations provide additional support services that may have particular relevance to the homeless population. Bridges – A Community Support System, a mental health and addiction recovery service provider, operates a facility in West Haven. Services offered include outpatient treatment, case management, 24-hour crisis response, and housing and employment support.

The Clifford Beers Guidance Clinic, headquartered in neighboring New Haven, has a satellite facility at 377 Main Street. Clifford Beers provides a variety of mental health services for families and children.

The VA Connecticut Healthcare System maintains a 259-bed acute care campus in West Haven. The facility provides a broad range of physical and mental health care and rehabilitation services to veterans and is among the largest research facilities in the national VA healthcare network.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Shelters: The following facilities provide shelter beds for families, adults, and youth under 18:

- Hillside Family Shelter (two locations, total of 85 family beds)
- Life Haven (33 family beds and 3 overflow/voucher beds)
- CareWays Shelter (30 family beds and 10 adult beds)
- Martha’s Place (6 family beds and 18 adult beds)
- HCHV/EH Emergency Shelter (81 adult beds)
- Columbus House Overflow Shelter (75 seasonal beds and 13 overflow/voucher beds)
- Abraham’s Tent (12 seasonal beds)
- Emergency Shelter (75 adult beds, 3 overflow/voucher beds)
- Youth Continuum Basic Shelter (4 child beds)

Transitional Housing

The following facilities provide transitional housing that provides a linkage between emergency shelters and permanent housing options while homeless persons or households address the barriers they face to obtaining or keeping long-term housing.

- Stepping Stone Transitional Housing (51 family beds)
- New Haven Home Recovery Transitional Housing (35 family beds)
- GPD – Harkness House (14 adult beds)
- On the Move (19 adult beds)
- Norton Street Parkway Project (12 adult beds)
- Transitional Living Program (16 adult beds)

- Pendleton (20 adult beds)
- CWT/TR – Brownell House (9 adult beds)
- Umoja (10 adult beds)
- CHAP – HUD (8 family beds, 4 adult beds)

Permanent Supportive Housing: Permanent supportive housing facilities provide long-term housing and support services, including mental and physical health and substance abuse recovery services, to individuals and families moving out of homelessness. A total of 348 family beds and 628 adult beds are provided at 27 locations by nine providers: DMHAS/CMHC, New Haven Home Recovery, Columbus House Inc., Continuum of Care Inc., Fellowship Place, Housing Authority of New Haven, Leeway Inc., Liberty Community Services, and The Connection Inc.

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

Introduction

The City of West Haven is home to several private chronic & convalescent nursing homes and retirement homes. Special needs services offered at these facilities vary in degree and scope, including nursing and rehabilitation services.

There are also two facilities in West Haven licensed by the State of Connecticut Department of Public Health to provide substance abuse treatment. The West Haven Health Center, located at 258 Main Street in Downtown West Haven, is a branch of the Cornell Scott-Hill Health Center in New Haven. The West Haven Health Center provides a number of different medical and behavioral health services to local residents, including adult and elderly care; pediatric care; immunizations; laboratory services; and pre-screening for various diseases and medical conditions. Referrals are made by the health center for inpatient and outpatient substance abuse treatment; teen pregnancy; child and family counseling services; adult mental health services; and dental care.

Bridges – A Community Support System, Inc., based in the City of Milford, has a branch facility located at 270 Center Street in Downtown West Haven known as the West Haven Mental Health Clinic. Bridges provides outpatient mental health and addiction services to residents in the south central Connecticut region through its facilities in Milford, Orange and West Haven. Bridges is also the designated Local Mental Health Authority. In addition, the Clifford Beers Guidance Clinic, headquartered in neighboring New Haven, has a satellite facility at 377 Main Street. Clifford Beers provides a variety of mental health services for families and children.

The VA Connecticut Healthcare System's West Haven Campus, located off of Campbell Avenue north of Downtown, is a 259-bed acute care facility that provides a full complement of medical, surgical and psychiatric services to veterans. The hospital is affiliate with the Yale University School of Medicine, and the campus includes one of the largest medical research facilities in the entire national VA healthcare system.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly Persons: Persons over the age of 65 make up 13% of West Haven's population and over 25% of its households.

Persons with Disabilities: ADA-compliant housing is generally provided on a case-by-case basis through private sector improvements, although the prevalence of such private improvements is not known. Identifiable housing units that are suited to persons with physical disabilities include the following:

- The John Prete Senior Housing Complex, managed by the West Haven Housing Authority, has 12 units of accessible housing
- The Surf Side apartments provide seven units of subsidized housing for the physically disabled
- The Union School Apartments provide four units of subsidized housing for the physically disabled

Persons with HIV/AIDS: Housing for persons with HIV/AIDS in the New Haven metro area is primarily located in the City of New Haven, directly adjacent to West Haven’s eastern border. A total of 420 housing units designated for persons living with HIV/AIDS and their families are provided by the City of New Haven’s Health Department through a HOPWA program, as well as related support services. As of 2012, the Connecticut Department of Public Health reports 200 people living with HIV in West Haven, indicating a possible need for a small number of housing units designated for individuals with HIV and their families.

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

The primary population in this category is persons with mental illness and emotional disorders. The presence of psychiatric disabilities impedes an individual’s ability to provide self-care, interpersonal relations, daily tasks, and experience difficulty in adapting to change. These individuals are often chronically unemployed due to stigma and discrimination, as well as their inability to perform tasks and related activities that might be required in a work place. As such, it is important to address any gaps in services that address the needs of this population.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

West Haven extensively funds Community Development Association projects, Social Services activities, and capital improvements that benefit the housing and supportive services needs of special needs populations. In the next year, some activities will include:

- Assistance for single family rehab
- Down payment assistance
- ADA-compliant handicap ramps
- Multi-family rehab
- Youth and Family Services funds for children with special needs and child care
- Clifford Beers – parent/caregiver services
- Birmingham – domestic violence
- Head Start
- Rape Crisis center victim services

- Elderly case management
- Public library literacy program

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See narrative above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The greatest need for housing for low/mod households in West Haven relates to the cost burden due to high cost of housing levels relative to household income levels. Through its policies, West Haven has permitted a variety of housing types to be developed. As a densely populated, urbanized first-ring suburb of 55,000 people, West Haven has a long history of providing affordable housing for households with low/mod incomes. West Haven's exempted status for the Connecticut affordable housing appeals procedure is evidence of the City's commitment to providing its fair share of affordable housing units. Although the City contains over 3,000 designated affordable units, it is recognized that the development of additional affordable units may be impeded in the future by a number of existing physical, financial and geopolitical barriers. These identified barriers to affordable housing are discussed individually below.

With a population density of over 5,100 people per square mile, West Haven is one of the most densely populated municipalities in Connecticut. The City's residential zones are almost completely built out, and very little vacant land of any type is available for additional development. According to the City's 2004 Plan of Conservation and Development, only 153 acres of net vacant buildable land remain for residential development in the entire city. Future residential development will most likely need to take the form of small-scale infill development or adaptive reuse of existing buildings or previously developed sites. Such redevelopment brings with it its own unique set of physical, financial and political challenges.

Residential development costs in Connecticut can be significantly higher than in other parts of the United States. Costs associated with site acquisition, labor and materials, as well as other soft costs, can often raise the development costs per unit beyond a price point that would be affordable to a household with a low or moderate income. In addition, generally higher property taxes in Connecticut, relative to the nation as a whole, add another cost layer to the affordability equation.

The recent housing market correction that has impacted communities around the nation to different degrees has changed the dynamics of housing development. At the peak of the housing market, 2,534 housing permits were issued by municipalities in New Haven County in 2004; by 2008, this figured had declined to 920, and in 2013 only 815 housing permits were issued. Decreased numbers of new housing units developed will invariably lead to fewer numbers of affordable housing units being developed. Until the housing market fully recovers, housing development will be muted in both the City and the region.

As discussed previously, 13.66% of West Haven's housing stock is designated as affordable housing by the State of Connecticut, representing over 3,000 housing units. The proposed development of additional affordable housing units may give rise to neighborhood and political opposition, centered around the opinions that West Haven already has enough affordable housing, other towns in the region are not providing their fair share of affordable housing, etc. The very fact that West Haven has been

successful in providing affordable housing for the region's residents may be a limiting factor for developing additional affordable units in the future.

The reduction in funding amounts for a variety of state and federal grants and other financial programs has curtailed both the City of West Haven's, and other communities around the country's, ability to provide additional affordable housing units for local residents. For example, West Haven's CDBG formula allocation in FY 2001 was \$862,000; for the current FY 2014, this allocation has declined to \$619,258, a decrease of over 28%.

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

Introduction

The City of West Haven has a number of economic development needs, primarily centered around developing the commercial tax base and providing jobs for the resident workforce. As a distressed municipality (as defined by the State of Connecticut) with a generally low to moderate income population, West Haven also has a number of needs in terms of linking existing economic development opportunities with the skills and education level of its residents. Because of Connecticut's tax structure, municipalities such as West Haven are heavily reliant on the local property tax to fund municipal services and operations, and therefore grand list development and expansion is crucial to municipal financial stability.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	28	0	0	0	0
Arts, Entertainment, Accommodations	2,460	1,405	11	13	2
Construction	752	435	3	4	1
Education and Health Care Services	5,900	2,699	27	26	-1
Finance, Insurance, and Real Estate	1,567	339	7	3	-4
Information	548	47	3	0	-3
Manufacturing	2,688	1,113	12	11	-1
Other Services	920	537	4	5	1
Professional, Scientific, Management Services	1,628	577	8	6	-2
Public Administration	0	0	0	0	0
Retail Trade	3,166	1,399	15	13	-2
Transportation and Warehousing	748	607	3	6	3
Wholesale Trade	1,183	1,314	5	13	8
Total	21,588	10,472	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	31,365
Civilian Employed Population 16 years and over	27,950
Unemployment Rate	10.89
Unemployment Rate for Ages 16-24	34.89
Unemployment Rate for Ages 25-65	7.42

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	5,101
Farming, fisheries and forestry occupations	1,378
Service	3,593
Sales and office	7,830
Construction, extraction, maintenance and repair	2,239
Production, transportation and material moving	1,891

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,614	74%
30-59 Minutes	5,046	19%
60 or More Minutes	1,976	7%
Total	26,636	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,853	261	689
High school graduate (includes equivalency)	8,341	1,038	1,833
Some college or Associate's degree	6,834	731	1,193

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	6,440	229	995

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	138	316	184	457	649
9th to 12th grade, no diploma	562	337	586	923	1,002
High school graduate, GED, or alternative	1,641	2,393	2,764	6,066	3,200
Some college, no degree	2,986	1,676	1,744	3,009	1,035
Associate's degree	116	540	678	1,111	177
Bachelor's degree	381	1,556	1,341	1,988	502
Graduate or professional degree	54	850	618	1,324	457

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,934
High school graduate (includes equivalency)	32,422
Some college or Associate's degree	34,791
Bachelor's degree	51,214
Graduate or professional degree	61,952

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

Education and healthcare remains the most prevalent employment sector for West Haven businesses and residents, accounting for more than a quarter of both workers and jobs in the community. Retail trade and arts, entertainment, and accommodation professions also account for significant shares of the local workforce and business employment, while manufacturing and wholesale trade occupations constitute moderate shares of jobs and workers. Specific sectors that have been identified as important to future development locally and regionally include biomedical, biotech, and health workers, with the

Yale West Campus and VA Hospital creating significant demand for these skillsets; and CNC machinist positions, which businesses have had difficulty filling.

Describe the workforce and infrastructure needs of the business community:

West Haven faces the challenge of a workforce with lower levels of higher educational attainment than the broader region. While the share of residents over age 25 with at least a high school diploma or equivalent (88.1%) is comparable to New Haven County (87.8%), a considerably smaller number have a bachelor's degree or higher (23.0%) than the region (32.3%).

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The currently proposed redevelopment of the West River Crossing site in West Haven is anticipated to create substantial new employment opportunities, with the development projected to yield some 600 new positions, in addition to an estimated 300 temporary construction jobs. Continued local leadership in coordinating between municipal government, state agencies, and private developers—especially on issues of permitting and vehicular access from Interstate 95—will be an important need.

An ongoing study of development options in the vicinity of the West Haven Metro North train station may indicate public and/or private sector investments that could generate employment opportunities as part of a transit-oriented redevelopment.

A facility for the Engineering and Science University Magnet School (ESUMS) to expand into is under construction near the University of New Haven, which is collaborating in providing college-level courses to high school students. Another university-based collaboration is taking place with Yale University's move into the former Bayer site off of I-91, which will host a nursing school and collaborative lab space. Both of these developments will create teaching and other educational and support positions in West Haven, as well as providing new opportunities for workforce development.

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

Unemployment in West Haven tracks strongly with degree of educational attainment. As of 2011, ACS data show that 12.3% of the labor force with less than a high school degree and 11.1% of those with only a high school degree are unemployed. By comparison, those with a bachelor's degree or higher are experiencing only a 3.4% unemployment rate. In addition, labor force participation rates are considerably higher among those with higher levels of education: while nearly a quarter of those with less than a high school diploma are out of the labor force, the corresponding rate for those with a

bachelor's degree or higher is just 13%. These statistics indicate a mismatch between local employment opportunities and the population's existing skillset.

It is worth noting that residents with some college but less than a bachelor's degree experience only modestly better employment outcomes: the unemployment rate in this group is estimated at 9.7%, or nearly three times the rate of individuals with a bachelor's degree. This suggests that individuals with less than a bachelor's degree face a distinctly different set of employment opportunities than those who do possess one; insofar as training initiatives providing this level of education are considered, they should be carefully tailored towards identified opportunities and gaps in existing labor market needs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce Alliance serves the Greater New Haven area, including West Haven, with jobs training and skills programs, adult education, and placement services for the long-term unemployed and ex-offenders. Relevant programs include the I-BEST (Integrated Basic Education and Skills Training) program, a program that pairs language and literacy instruction with job skills training. The model seeks to provide a defined track towards a certificate or degree and an eventual technical or professional career while addressing basic educational needs. The combination of these two modes of instruction avoids making basic education a barrier to workforce training. Gateway Community College partners with Workforce Alliance to offer this pathway to Greater New Haven area residents, and offers relevant tracks towards work in customer service and manufacturing sectors.

The West Haven Board of Education's Adult Education programs provide, in addition to degree completion programs, job readiness programs in areas including real estate and nursing assistantships. It also collaborates with the Workforce Alliance in providing an intensive basic skills job preparedness program. The University of New Haven has been a strong partner to this program, with its engineering and hospitality programs developing strong ties to the Workforce Alliance program and providing stepping stones for graduates to receive further jobs-oriented training.

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

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes. West Haven participates in the South Central Connecticut CEDS. Several current economic development initiatives in progress in West Haven align closely with identified clusters and strategies in

the SCCCEDs. Specific strategies that are supported include supporting high school technical programs (such as the Engineering and Science University Magnet School under construction adjacent to the University of New Haven), attracting young professionals via new housing, educational, and job opportunities, and examining opportunities for transit-oriented development adjacent to the West Haven Metro North station.

Discussion

See narratives above.

MA-50 Needs and Market Analysis Discussion

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

There is no data readily available to definitively ascertain where areas of concentrated housing problems may be located in West Haven. However, given that over 50% of the older units (pre-1940) in the City's housing stock are occupied by lower income households, it would be expected that areas of low/mod concentration might also have concentrations of housing problems.

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

Data on racial and ethnic minority populations was obtained from the 2010 Census for each of the 47 block groups in the City. The total number of residents in each block group was divided by the total population excluding white non-Hispanic residents to determine the percentage of minority residents per block group. These percentages ranged from a low of 0.0% to a high of 93.9%. A mean of the 47 separate percentages was then calculated, resulting in a figure of 37.1%.

"Areas of minority population concentration" were defined as those block groups whose percentage of minority population (defined as total population minus white non-Hispanic residents) exceeded one standard deviation above the mean of 37.1%. The standard deviation of the 47 percentages was 26.8%; thus, any block group with a percentage of minority population greater than 63.9% (= 37.1% + 26.8%) was identified as a minority population concentration area.

As the attached table shows, 8 block groups in West Haven were identified as being minority population concentration areas. The attached map highlights their location within the context of the City as a whole.

Areas with high concentrations of minority population are located primarily north of I-95 on the western side of the City, as well as one centrally located block group immediately south of I-95 at Campbell Avenue, and one in the northeastern edge of West Haven, adjacent to West River Memorial Park.

Low and moderate income households are most concentrated (with a 60% or greater share of households) in block groups located in the central neighborhoods of West Haven: immediately north and south of I-95 between Meloy Road and 1st Avenue; west of Campbell Avenue at Elm Street; southwest of 1st Avenue and Elm Street, and at the northeastern edge of West Haven adjacent to West River Memorial Park.

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

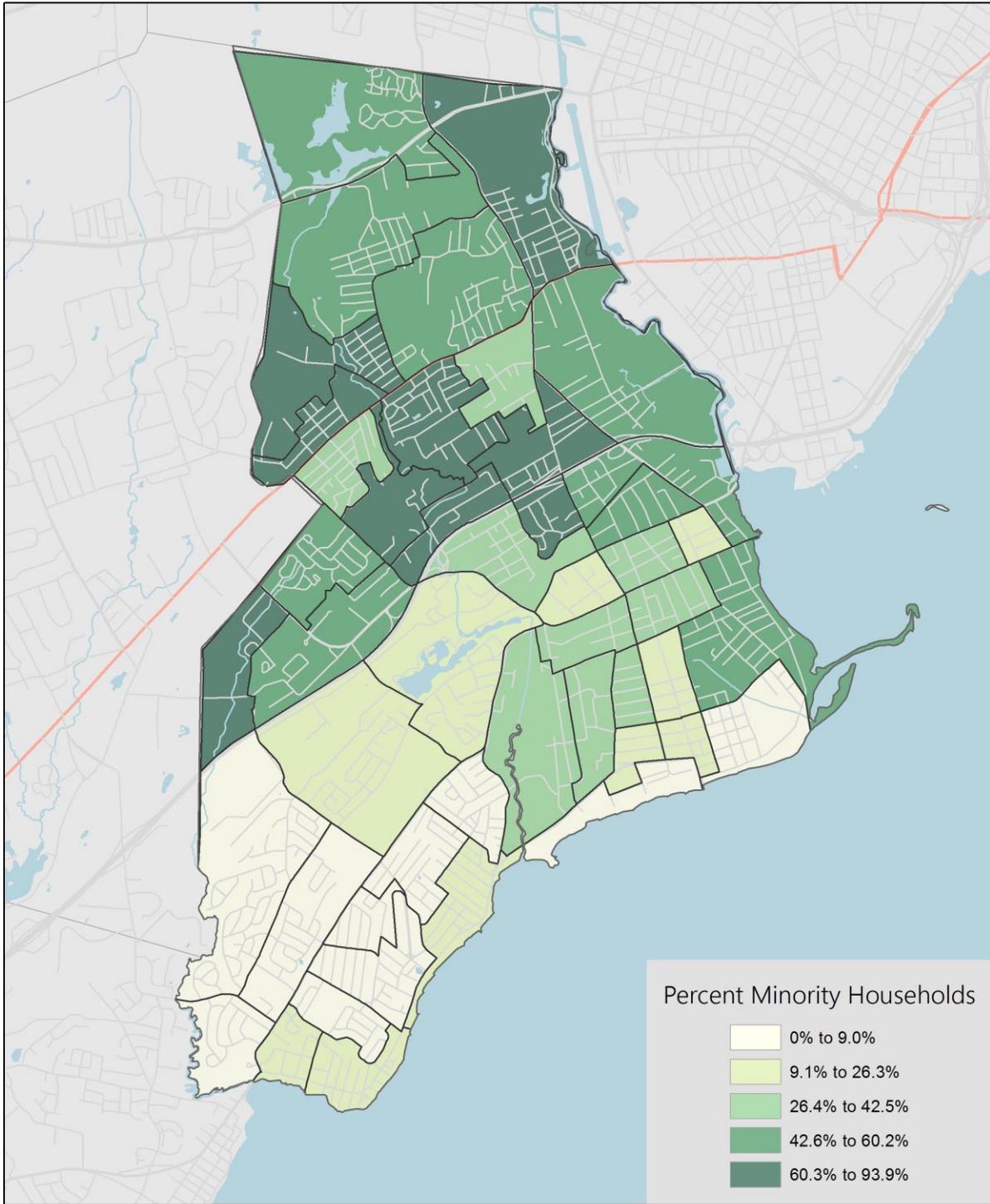
These areas of West Haven have a mix of extensive parkland, residential neighborhoods, and commercial and institutional uses. The neighborhood between Morse Park and Painter Park also has extensive multifamily developments.

Are there any community assets in these areas/neighborhoods?

These areas have many community assets such as schools, fire stations, West Haven Medical Center and a VA Hospital, and a police station as well as natural amenities such as parks, the shoreline, and the West River. The University of New Haven campus is also located north of I-95 within a low to moderate income Census tract.

Are there other strategic opportunities in any of these areas?

The City will also continue to seek opportunities for funding through the Partnership for Sustainable Communities and its associated grant program. As a city comprised of walkable neighborhoods, dense residential development and an infrastructure network that could be enhanced by improved connections to employment and educational assets, West Haven could be the location for one or more initiatives that mesh well with the six livability principles espoused by this joint effort of HUD/USDOT/EPA.



MILONE & MACBROOM for City of West Haven, Connecticut | 2014

About this map: Boundaries, Hydrography: DEEP (2011) Streets: ESRI (2011)
 Block Groups and Demographics: US Census Bureau (2010)
 This map is intended for planning purposes only. Delineations may not be exact.

West Haven - Minority Concentrations

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following is a strategic plan for Fiscal Year 2015 through 2019 which brings together housing and community development needs and resources in a coordinated strategy. This Strategic Plan builds upon the priorities established for the City's previous Consolidated Plans. The priorities established by the City in these strategic plans are still priorities for the next five years. To provide framework for this Strategic Plan, actions undertaken and accomplishments achieved over the past several years to address the City's housing and community development needs and priorities were reviewed.

The Strategic Plan has been prepared to meet those needs identified in the preceding needs analyses. The Strategy will address both housing and non-housing needs. The non-housing needs include public services to address special needs populations as well as public facility and infrastructure needs.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Community Wide
	Area Type:	
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

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

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Unit Maintenance
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Single Family Owner-Occupied Housing Rehab Multifamily Owner-Occupied Housing Rehab Foreclosure Mitigation Counseling Services Foreclosure Acquisition Assistance Support of Fair Housing Activities
	Description	Assistance to help families maintain their units (through, for example, rehabilitation to keep the property in standard condition).
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
	2	Priority Need Name
Priority Level		High
Population		Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents

	Geographic Areas Affected	
	Associated Goals	Support of Fair Housing Activities Downpayment Assistance
	Description	Assistance for first time homebuyers to purchase property.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
3	Priority Need Name	Cost Burden Mitigation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Downpayment Assistance Rental Assistance Handicap Accessibility
	Description	Subsidies to address cost burden problems.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
4	Priority Need Name	Administration
	Priority Level	Low
	Population	Other

	Geographic Areas Affected	
	Associated Goals	Administration
	Description	Administrative support will be necessary to advance the previous priorities.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
5	Priority Need Name	Community Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Provision of Community Services
	Description	The provision of community services such as children and youth programs and services, and supportive services for special needs populations, work in tandem with housing issues to serve low and moderate income communities.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
6	Priority Need Name	Homeless and At-Risk Support
	Priority Level	Low
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Provision of Community Services

	Description	The City of West Haven has no emergency shelters, transitional housing, permanent supportive housing or permanent housing for homeless persons and/or families within its municipal borders. Like most of the communities within the south central Connecticut region, West Haven relies upon homeless facilities and services in the City of New Haven to meet the needs of the homeless population within West Haven. While it is almost certain that a small homeless population exists in West Haven, its size and characteristics are not defined. This lack of definition limits the ability to determine the exact needs of any homeless persons or families in the City, and to discern whether any additional homeless facilities or services are needed in West Haven. West Haven contributes to the regional problem of homelessness by contributing funds to Columbus House, Inc., in New Haven.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.

Narrative (Optional)

See narratives above.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	None.
TBRA for Non-Homeless Special Needs	Lack of units with physical facilities to accommodate special needs.
New Unit Production	The essentially built out nature of West Haven's land use and development patterns makes the creation of new housing units, particularly new homeownership units, very difficult.
Rehabilitation	Home rehabilitation reflects a continuum from minor fix up, through remodeling and renovation, all the way to total “gut” rehabilitation, with each action presenting technical and financial issues requiring regulatory flexibility. Given the wide range of conditions and choices, home rehabilitation entails difficult regulatory challenges and significant costs for many property owners.
Acquisition, including preservation	The relationship between the market costs of acquisition and preservation of existing housing structure and the limited amount of CDBG funding that the City of West Haven receives on an annual basis restricts the City's ability to acquire and/or preserve any more than an insignificant number of housing units.

Table 49 – Influence of Market Conditions

Data Correction.

The number of households in West Haven for the Base Year 2000 is incorrect. The actual number of households in the 2000 Census was 21,090, resulting in a corrected percentage change in households of +2.1%.

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

Introduction

The City of West Haven receives Federal Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development on an annual basis. During the first Program Year of this Five Year Plan, the City will receive CDBG funds in the amount of \$628,322. For the purpose of this Strategic Plan the City has made the assumption that its allocation will remain similar over the five-year period. If this assumption changes, with the City receiving an allocation significantly different than its current amount, the ability to provide services and meet the identified housing and community development needs of its residents will be affected accordingly.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	628,322	70,000	0	698,322	2,793,288	For the purpose of this Strategic Plan the City has made the assumption that its allocation will remain similar over the five-year period. If this assumption changes, with the City receiving an allocation significantly different than its current amount, the ability to provide services and meet the identified housing and community development needs of its residents will be affected accordingly.

Table 50 - Anticipated Resources

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

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

The City has used, and continues to use, land and property to the greatest extent possible to address the needs identified in the plan. This effort to identify and use publicly owned property or land to meet housing and community development needs will be continued during the strategy period.

Discussion

See narratives above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ALLINGTOWN FIRE DEPT	Departments and agencies	Non-homeless special needs public facilities public services	Other
Clifford Beers Clinic	Non-profit organizations	Non-homeless special needs public services	Region
DOMESTIC VIOLENCES SERVICES OF GREATER NEW HAVEN, INC.	Regional organization	Non-homeless special needs public services	Region
ENRICHMENT PROGRAM - WEST HAVEN COMMUNITY HOUSE	Departments and agencies	Non-homeless special needs public services	Jurisdiction
FAMILY & YOUTH SERVICES - CARE COORDINATOR	Departments and agencies	Non-homeless special needs public services	Jurisdiction
HUMAN RESOURCES-CITY OF WEST HAVEN	Departments and agencies	Non-homeless special needs public services	Jurisdiction
RAPE CRISIS CENTER OF MILFORD, INC.	Regional organization	Non-homeless special needs public services	Region
W. SHORE FIRE DEPT.	Departments and agencies	Non-homeless special needs public facilities public services	Other
W.H. ADULT DAY CARE CENTER	Departments and agencies	Non-homeless special needs public facilities public services	Jurisdiction
W.H. Community House	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
W.H. HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
W.H. YOUTH & FAMILY SERVICES	Departments and agencies	Non-homeless special needs public services	Jurisdiction
W.H.E.A.T., INC.	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
W.H.FIRE DEPT.	Departments and agencies	Non-homeless special needs public facilities public services	Other
W.H.POLICE DEPT.	Departments and agencies	Non-homeless special needs public services	Jurisdiction
WEST HAVEN	Government	Economic Development Non-homeless special needs Planning Rental neighborhood improvements public facilities public services	Jurisdiction

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

The City of West Haven has assessed the capacity of its institutional structure to carry out its housing and community development strategy. Through the direct use of funds under its control, including CDBG and funds, the City has been able to address a variety of housing and community development needs. The City's capacity is strengthened by effective partnerships with a variety of non-profit housing and community development organizations. These partnerships and collaborative efforts have made it possible for the City to leverage its resources to the greatest extent possible.

For a community of its size, West Haven boasts an impressive array of housing options, public facilities and general/social service programs and initiatives for its residents. Lack of services is not an obstacle in West Haven, as it is in some communities. Rather, the salient issue is a level of service capacity for the existing program and services that is not adequate to meet the demands placed upon the housing stock and social services network.

The inability to meet all of the needs of the City’s low and moderate income population is primarily an issue of funding, but also one of physical space. In spite of the large number of programs and services offered in the City, there are still many needs that residents have that simply cannot be addressed due to a lack of funds. In addition, needs that are being addressed may not be addressed as fully as they could be if a greater level of funding were available. The lack of physical space for certain services and programs has also been cited as an obstacle to the provision of services. In order to address these gaps during the strategy period, the City will continue to pursue opportunities to acquire additional space to house community and social service programs, and will work to secure additional funding sources to supplement its annual federal CDBG funds allocation to expand programs, services and activities offered for low and moderate income individuals and families.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training			
Healthcare	X		
HIV/AIDS			
Life Skills			
Mental Health Counseling	X		
Transportation			
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

For a community of its size, West Haven boasts an impressive array of housing options, public facilities and general/social service programs and initiatives for its residents. Lack of services is not an obstacle in West Haven, as it is in some communities. Rather, the salient issue is a level of service capacity for the existing program and services that are not adequate to meet the demands placed upon the housing stock and social services network.

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

The inability to meet all of the needs of the City's low and moderate income population is primarily an issue of funding, but also one of physical space. In spite of the large number of programs and services offered in the City, there are still many needs that residents have that simply cannot be addressed due to a lack of funds. In addition, needs that are being addressed may not be addressed as fully as they could be if a greater level of funding were available. The lack of physical space for certain services and programs has also been cited as an obstacle to the provision of services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In order to address these gaps during the strategy period, the City will continue to pursue opportunities to acquire additional space to house community and social service programs, and will work to secure additional funding sources to supplement its annual federal CDBG funds allocation to expand programs, services and activities offered for low and moderate income individuals and families.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Single Family Owner-Occupied Housing Rehab	2015	2019	Affordable Housing	Community Wide	Unit Maintenance		Homeowner Housing Rehabilitated: 40 Household Housing Unit
2	Multifamily Owner-Occupied Housing Rehab	2015	2019	Affordable Housing	Community Wide	Unit Maintenance		Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
3	Foreclosure Mitigation Counseling Services	2015	2019	Affordable Housing	Community Wide	Unit Maintenance		Homelessness Prevention: 200 Persons Assisted
4	Foreclosure Acquisition Assistance	2015	2019	Affordable Housing	Community Wide	Unit Maintenance		Other: 6 Other
5	Support of Fair Housing Activities	2015	2019		Community Wide	Unit Maintenance First-Time Homebuyers		Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Downpayment Assistance	2015	2019		Community Wide	First-Time Homebuyers Cost Burden Mitigation		Direct Financial Assistance to Homebuyers: 25 Households Assisted
7	Rental Assistance	2015	2019	Affordable Housing	Community Wide	Cost Burden Mitigation		Rental units rehabilitated: 20 Household Housing Unit
8	Handicap Accessibility	2015	2019	Non-Homeless Special Needs	Community Wide	Cost Burden Mitigation		Other: 10 Other
9	Administration	2015	2019	Administration	Community Wide	Administration		
10	Provision of Community Services	2015	2019	Non-Homeless Special Needs	Community Wide	Community Services Homeless and At-Risk Support		

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Single Family Owner-Occupied Housing Rehab
	Goal Description	<p>Under this goal, the targeted population for assistance will be single family owner-occupied housing (either detached or attached units). Household size will be three to six persons per family (i.e. small to large families), with 0% to 80% of HMF1. Funding for meeting this goal will come from two sources: Community Development Block Grant funds and a residential rehab revolving loan account. Jointly, the CDBG funds and the revolving loan funds provide an adequate financial base to meet current owner-occupied rehab demand. Where possible, the City will attempt to link areas needing housing rehabilitation with infrastructure improvements. Currently, all housing rehabilitation loans are income specific and not site-specific, although the creation of targeted neighborhood(s) may be considered during the strategy period. A goal of assisting 8 single family units has been established for Program Year 2015-2016, with an ultimate goal of assisting 40 units during five-year Consolidated Plan period.</p> <p>As stated, these rehab efforts have no geographic limitations, but are available to any income-eligible persons residing in any section of the City. The City's Community Development Administration will manage and deliver the programs described. CDA has a full-time housing specialist and clerical staff to provide the financial and administrative support services necessary to originate the rehabilitation loans.</p> <p>Housing-related grants are traditionally developed, applied for, and implemented by CDA. However, the City would actively support any applications for funding from any eligible applicant, provided such applications are consistent with the approved Plan of Conservation and Development for the City and West Haven Zoning Regulations, and provided that the administrative capacity of the applicant is deemed sufficient to provide a reasonable foundation for success.</p>

2	Goal Name Goal Description	<p>Multifamily Owner-Occupied Housing Rehab</p> <p>Assistance to owner-occupied multi-family buildings, including rehabilitation assistance for rental units, is planned under this goal. Targeted clientele will be small (two to four persons) families and large (five or more persons) families. The targeted clientele will include residents of both the owner-occupied units as well as the rental units. A goal of assisting 1 multifamily structure (2+ units per structure) has been established for Program Year 2015-2016 and each future program year for the five-year Consolidated Plan period, resulting in a goal of 5 multifamily structures (approximately 15 total housing units) assisted during this five-year Consolidated Plan period. Financially, this goal will be supported via two sources:</p> <ul style="list-style-type: none"> • Community Development Block Grant. These funds will be used for rehabilitation loan assistance to owner-occupied buildings (2+ units) whose owners and/or tenants are income-eligible. • A revolving loan account financed initially by a Housing and Community Development Program grant from the CT Department of Housing. This loan program deals primarily with owner-occupied units where the equity is limited or non-existent. Private (i.e. owner) funds can be coupled where necessary and appropriate with the CDBG-financed loan program, thus leveraging more funds for each project. The City's code enforcement division will be utilized where appropriate to insure the compliance of landlords whose financial assets indicate no subsidy/assistance is required. <p>All CDBG-financed programs will be available on a City-wide basis. These two programs are administered by the City's Community Development Administration, which is experienced in the operation and management of such programs. The City and CDA will continue to support other eligible applicants, assuming such applications are consistent with existing City plans and regulations. The Property Maintenance (i.e. code) enforcement unit is a regular division of the City's Planning and Development Department and operates under the supervision of the Planning and Development Commissioner (as does CDA), which ensures a close collaborative effort between the Building, Property Maintenance and CDA.</p>
---	---	---

3	Goal Name	Foreclosure Mitigation Counseling Services
	Goal Description	In order to mitigate the impacts of foreclosures in West Haven, the CDBG program will seek to fund programs and services that provide foreclosure prevention counseling, pre-purchase counseling to new homebuyers, and housing counseling services for renters evicted due to building foreclosure. The program goal for this five-year Consolidated Plan period is to provide funding levels that enable such programs and services to provide counseling to a total of approximately 200 households.
4	Goal Name	Foreclosure Acquisition Assistance
	Goal Description	The CDBG program will seek to assist the private-market purchase of foreclosed units for conversion into affordable housing units. The City has set a goal of assisting in the purchase of 6 housing units during this five-year Consolidated Plan period. Assistance will be provided in the form of matching funds to help leverage private-market equity.
5	Goal Name	Support of Fair Housing Activities
	Goal Description	<p>The City of West Haven recognizes the importance of promoting fair housing. The City has had an approved Analysis of Impediments to Fair Housing (AI) since 1996, which was updated since the creation of the 2010-2014 Consolidated Plan. In order to further support fair housing in West Haven, the City in coordination with the CDA will undertake the following initiatives during this five-year Consolidated Plan period:</p> <ul style="list-style-type: none"> • Designate a the Manager of the Community Development Administration as the Fair Housing Officer for the City of West Haven. • Work with the West Haven City Council to pass a resolution supporting the Fair Housing Act. • Reactivate the City's Fair Housing Commission with the Manager of the CDA as the Commission's liaison with the City administration. • Work with the South Central Regional Council of Governments (SCRCOG), the regional planning body for the Greater New Haven region, to develop policies and initiatives that increase the geographic distribution of affordable housing in the region.

6	Goal Name	Downpayment Assistance
	Goal Description	The City and the Community Development Administration will continue to administer a program to assist first-time homebuyers in purchasing single-family houses. This assistance will take the form of low interest downpayment assistance loans, which are "forgiven" as long as the buyer continues to occupy the house. A goal of 5 units has been established for Program Year 2015-2016, for a total of 25 units over this five-year Consolidated Plan period.
7	Goal Name	Rental Assistance
	Goal Description	<p>Assistance to renters during this fiscal year and the five-year Consolidated Plan period will target small-related families (2 to 4 members) and large-related families (5+ members) with income levels equal to or less than 50% of HAMFI. The City has set a goal of assisting 20 households through rental assistance during this five-year Consolidated Plan period.</p> <p>The following resources will be utilized in an effort to achieve this goal:</p> <ul style="list-style-type: none"> • The Section 8 Voucher Program administered by the West Haven Housing Authority. The Housing Authority has also used CDBG funds in the past for a multi-year kitchen and bathroom modernization program. • The Community Development Administration (CDA). CDA operates a small owner-occupied multi-unit building loan program. By bringing owner-occupied rental units up to minimum property standards, safe sanitary and affordable units are provided for the targeted income eligible renter population. This is accomplished by offering attractive interest rates to property owners. <p>Geographically, these programs are available throughout the City. The Section 8 Program is managed by the West Haven Housing Authority, a long established agency experienced in the delivery and administration of this program. The Owner-Occupied Multi-Family Rehabilitation Loan Program is administered by CDA.</p>
8	Goal Name	Handicap Accessibility
	Goal Description	Provide funding to support the constructions of handicap-accessible ramps consistent with ADA requirements. The City has a goal of supporting the construction of 2 handicap ramps in 2015-2016, for a total of 10 handicap ramps during the five-year strategy period.
9	Goal Name	Administration
	Goal Description	Administrative support will be necessary to advance the previous goals.

10	Goal Name	Provision of Community Services
	Goal Description	The provision of community supportive services to low and moderate income populations and special needs populations will work in tandem with housing programs to benefit the West Haven community.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

As the City of West Haven does not receive any direct HOME funds from HUD as part of its entitlement community status, no direct number of extremely low-income, low-income, or moderate-income families will be provided affordable housing through this funding source. However, should additional HOME funds become available, the City would entertain opportunities to utilize such funds to create additional affordable housing stock.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

At the present time, WHHA residents are involved in a number of initiatives that encourage their involvement and enable resident participation in homeownership. WHHA residents operate a summer camp for children residing in WHHA units, and coordinate field trips for the children during the entire year. The WHHA also has a resident coordinator position, which it has been able to maintain in its budget even though the specific federal funding program that initially funded the position is no longer operating. There is also a resident-coordinated tutoring program for children. This program helps prepare students for the next year in their academic career. For example, if a student is currently in third grade, tutoring will be geared to help them build academic skills that they will likely need in fourth grade.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The greatest need for housing for low/mod households in West Haven relates to the cost burden due to high cost of housing levels relative to household income levels. Through its policies, West Haven has permitted a variety of housing types to be developed. As a densely populated, urbanized first-ring suburb of 55,000 people, West Haven has a long history of providing affordable housing for households with low/mod incomes. West Haven's exempted status for the Connecticut affordable housing appeals procedure is evidence of the City's commitment to providing its fair share of affordable housing units. Although the City contains over 3,000 designated affordable units, it is recognized that the development of additional affordable units may be impeded in the future by a number of existing physical, financial and geopolitical barriers. These identified barriers to affordable housing are discussed individually below.

With a population density of over 5,100 people per square mile, West Haven is one of the most densely populated municipalities in Connecticut. The City's residential zones are almost completely built out, and very little vacant land of any type is available for additional development. According to the City's 2004 Plan of Conservation and Development, only 153 acres of net vacant buildable land remain for residential development in the entire city. Future residential development will most likely need to take the form of small-scale infill development or adaptive reuse of existing buildings or previously developed sites. Such redevelopment brings with it its own unique set of physical, financial and political challenges.

Residential development costs in Connecticut can be significantly higher than in other parts of the United States. Costs associated with site acquisition, labor and materials, as well as other soft costs, can often raise the development costs per unit beyond a price point that would be affordable to a household with a low or moderate income. In addition, generally higher property taxes in Connecticut, relative to the nation as a whole, add another cost layer to the affordability equation.

The recent housing market correction that has impacted communities around the nation to different degrees has changed the dynamics of housing development. At the peak of the housing market, 2,534 housing permits were issued by municipalities in New Haven County in 2004; by 2008, this figured had declined to 920, and in 2013 only 815 housing permits were issued. Decreased numbers of new housing units developed will invariably lead to fewer numbers of affordable housing units being developed. Until the housing market fully recovers, housing development will be muted in both the City and the region.

As discussed previously, 13.66% of West Haven's housing stock is designated as affordable housing by the State of Connecticut, representing over 3,000 housing units. The proposed development of additional affordable housing units may give rise to neighborhood and political opposition, centered around the opinions that West Haven already has enough affordable housing, other towns in the region are not providing their fair share of affordable housing, etc. The very fact that West Haven has been

successful in providing affordable housing for the region's residents may be a limiting factor for developing additional affordable units in the future.

The reduction in funding amounts for a variety of state and federal grants and other financial programs has curtailed both the City of West Haven's, and other communities around the country's, ability to provide additional affordable housing units for local residents. For example, West Haven's CDBG formula allocation in FY 2001 was \$862,000; for the current FY 2014, this allocation has declined to \$619,258, a decrease of over 28%.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The primary barrier to affordable housing in West Haven and the surrounding region is the cost of both rental and sales housing. This issue was analyzed by the Regional Council of Governments with a report adopted as the official housing policy as part of the Regional Plan of Development. West Haven is committed to implementing this plan on both a regional and sub-regional basis. It is understood that a variety of approaches will be required to remove the identified cost barrier. It is further recognized that resources well beyond those available from CDBG and other government programs will be necessary. For this reason, there will be a continued effort during the next 5 years to leverage private investment to increase the supply of affordable housing. The homebuyer downpayment program currently being implemented with CDBG funds is an example of this. The downpayment assistance leverages both purchaser funds and bank mortgage funds. Whenever possible, the City leverages other funds including LAMPP funds from the State for lead-based paint abatement. Also, participants in both the first-time homebuyer program and rehabilitation programs provide their own equity.

West Haven does not have other barriers to affordable housing. The City's land use regulations provide for a variety of housing types and densities. The City has been a long-time participant in various housing programs sponsored by federal and state agencies.

West Haven has an approved Analysis of Impediments to Fair Housing (AI). As part of this Consolidated Plan process, CDA has reviewed the AI and will update it in the future as appropriate. Past updates have included updating demographic and HMDA data; an analysis of previously identified AI action items to determine if they were successfully completed; and the identification of additional future action items to address identified fair housing needs.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of West Haven is part of an active and coordinated Continuum of Care system designed to address the needs of both the City of New Haven's and the Balance of the State's homeless and “at risk” populations. Although a wide variety of housing resources and programs are offered to meet the needs of various homeless sub-populations, continued integration of resources and programming and the development of additional housing accommodations are needed.

Addressing the emergency and transitional housing needs of homeless persons

As discussed earlier, the New Haven Continuum of Care is responsible for coordinating homeless programs in the region. Emergency shelter needs in the City are filled by utilizing established shelters in New Haven. The City will continue to work actively with the New Haven Continuum of Care Consortium in order to address the homeless needs of its residents, with the CDA Manager representing West Haven on the Consortium.

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.

The City previously established a low interest loan program specifically for used by property owners to repair and rehabilitate rental units. In exchange for low interest loans, the owners had to agree to make these units available to income-eligible persons. By adding to the City's rental housing stock, the opportunity for homeless individuals and families to find suitable housing is increased.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Those most threatened with homelessness are those households facing substantial cost burdens.

Primary assistance in this area comes from state (Connecticut Department of Economic and Community Development) and federal (administered by the West Haven Housing Authority) subsidy programs.

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

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

There has not been any citywide assessment of lead-based paint hazards conducted in West Haven. The location and extent of housing units with lead-based paint hazards has been revealed in two ways. The most common way is when a child is reported by a physician to have an elevated lead blood level. The West Haven Health Department receives information as to the address of the child and sends an inspector to test the unit for lead-based paint hazards. If such hazards are found, the property owner is given notice to abate the unit. The second way that lead-based paint hazards are found is through the CDBG-funded property rehabilitation program.

Many of these properties have been remediated through funding from the Connecticut LAMPP project. LAMPP is an early intervention and prevention program designed to reduce lead hazards for Medicaid-eligible children under six years of age. The program utilizes federal lead hazard control grants and a state bond-funded program through the State of Connecticut Department of Social Services (DSS) for lead remediation projects in several targeted municipalities, including West Haven.

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

According to the 2012 CT Department of Public Health Annual Disease Surveillance Report on Childhood Lead Poisoning, 1,270 West Haven children under the age of 6 were tested for blood lead concentrations in 2012. Of these, 97.6% tested in the “safe” 0-4 µg/dL range (0-4 micrograms per deciliter of blood). 31 children tested at 5 µg/dL and above, which the Center for Disease Control and Prevention (CDC) categorizes as in the highest 2.5% of children when tested for lead in their blood.

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

The City of West Haven will continue to pursue funding through the HUD Healthy Homes program for additional funds to ameliorate lead-based paint hazards in the City’s housing stock.

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

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

The CDBG program in West Haven has limited resources to address poverty as a societal issue. However, several priorities as well as activities contained in this Consolidated Plan address aspects of poverty. The public service emphasis on programs for children which provide the secondary benefit of allowing parents to work more hours and increase their income addresses this issue by providing programs for children in poverty otherwise not available to them. Also, the strategy to provide programs for children to enable parents to work will assist in providing income to rise up from poverty. The housing programs, including assistance to the West Haven Housing Authority, will also help people out of poverty or prevent an economic decline into poverty.

Taking into consideration factors over which West Haven has control, the City's anti-poverty strategy focuses on the relationship of affordable housing programs and other programs, community development programs and services which when provided in a coordinated manner address the needs of households with incomes below the poverty line. Also, economic development initiatives to create additional jobs in the City will be pursued.

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

The City's approach to addressing the needs of households with incomes below the poverty line in a coordinated fashion recognizes the need to provide supportive social services and combined with job training and educational programs in order to provide the opportunity for increased income to raise the household above the poverty line. The provision of affordable housing through rental subsidies or project based assistance is intended to provide a decent living environment while the household is striving to achieve a generally higher standard of living. Housing programs for the fixed income elderly and disabled are intended to control housing costs in order to maximize the impact of a limited income on the household's standard of living.

SP-80 Monitoring – 91.230

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

The C.D.A. is responsible for monitoring all C.D.B.G. activities. The Office maintains records as to the expenditure of funds and achievements. The preparation of performance reports are a responsibility of the Community Development Administration. As part of its monitoring efforts, the Community Development Administration maintains contracts with all public service providers and incorporates progress on these programs into the required reports.

On September 3, 2003 HUD issued CPD Notice 03-09 regarding the development of local Performance Measurement Systems for Community Planning and Development (CPD) Formula Grant Programs. The purpose of the Notice was to strongly encourage each CPD formula grantee to develop and use a local Performance Measurement System. HUD also issued a Consolidated Plan Management Process (CPMP) tool. This computerized program combines both Consolidated Plan Strategic Plan elements including priorities and goals with a performance measurement and monitoring systems. West Haven used this process to prepare this Annual Plan.

West Haven currently incorporates the analysis of project/program performance and productivity and impact in its annual Consolidated Annual Performance and Evaluation Report (CAPER). Such analysis and data collection is part of C.D.A.'s annual monitoring of program participants. This Consolidated Plan has established specific measurable goals to be met. The Community Development Administration monitors progress towards achieving these goals. The process is incorporated into the Consolidated Plan Management Process.

CDA presently requires all CDBG subrecipients to submit quarterly narrative and statistical reports. Disbursement of funds is contingent on receipt of such reports. Field visits to selected agencies (usually 30-40% of subrecipients) are scheduled during the program year. If goods or services are to be purchased with CDBG funds, the services of the City's Purchasing Dept. is utilized, (i.e. bidding requirements, vendor lists, public notices, "word of mouth", CDA vendor list, etc.), which encourage the participation of minority and women owned businesses. Where appropriate, the E.O. logo is displayed on printed material. CDA's rehabilitation clients are able to select their own contractors; in these cases, the owner is presented with CDA's vendor list which includes minority and women owned businesses. Documentation regarding such MBE status is requested prior to inclusion of such information on HUD-2516 (Contract and Sub Contract Activity).

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of West Haven receives Federal Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development on an annual basis. During the first Program Year of this Five Year Plan, the City will receive CDBG funds in the amount of \$628,322. For the purpose of this Strategic Plan the City has made the assumption that its allocation will remain similar over the five-year period. If this assumption changes, with the City receiving an allocation significantly different than its current amount, the ability to provide services and meet the identified housing and community development needs of its residents will be affected accordingly.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	628,322	70,000	0	698,322	2,793,288	For the purpose of this Strategic Plan the City has made the assumption that its allocation will remain similar over the five-year period. If this assumption changes, with the City receiving an allocation significantly different than its current amount, the ability to provide services and meet the identified housing and community development needs of its residents will be affected accordingly.

Table 54 - Expected Resources – Priority Table

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

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

The City has used, and continues to use, land and property to the greatest extent possible to address the needs identified in the plan. This effort to identify and use publicly owned property or land to meet housing and community development needs will be continued during the strategy period.

Discussion

See narratives above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Single Family Owner-Occupied Housing Rehab	2015	2019	Affordable Housing	Community Wide	Unit Maintenance		
2	Multifamily Owner-Occupied Housing Rehab	2015	2019	Affordable Housing	Community Wide	Unit Maintenance		
6	Downpayment Assistance	2015	2019		Community Wide	First-Time Homebuyers Cost Burden Mitigation		
8	Handicap Accessibility	2015	2019	Non-Homeless Special Needs	Community Wide	Cost Burden Mitigation		
9	Administration	2015	2019	Administration	Community Wide	Administration		
10	Provision of Community Services	2015	2019	Non-Homeless Special Needs	Community Wide	Community Services		

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Single Family Owner-Occupied Housing Rehab
	Goal Description	
2	Goal Name	Multifamily Owner-Occupied Housing Rehab
	Goal Description	
6	Goal Name	Downpayment Assistance
	Goal Description	
8	Goal Name	Handicap Accessibility
	Goal Description	
9	Goal Name	Administration
	Goal Description	
10	Goal Name	Provision of Community Services
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name

Table 56 – Project Information

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

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

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

- 78% of the planned programs [14 of 18] are city wide, i.e. open to all eligible residents.
- 11% of the programs [2 of 18] are site-specific
- 11% [2 of 18] are within the city's six low/moderate income census tracts. Two of these six tracts [1541 and 1544] have minority populations between 45% and 46%. One tract [1542] in the city has a minority population in excess of 50%. These six tracts cover approximately half of the entire geographic area of the city and include three of seven elementary schools. They cover primarily the northern and eastern portions of the city.

Geographic Distribution

Target Area	Percentage of Funds
Community Wide	78

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of West Haven is a compact area (10.5 square miles); as a result few of its programs are allocated geographically. The majority of entitlement programs will be available to all eligible clients on a city wide basis, though the programs may be offered at only one site. Some programs (physical development/capital improvements) are site-specific, but are improvements to buildings that provide community-wide services.

Discussion

See narratives above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The primary barrier to fair housing in West Haven is one of affordability. West Haven is currently exempt from the State of Connecticut Affordable Housing Appeals Act provision since over 12% of its housing is considered affordable. This percentage exceeds the 10% requirement of the Affordable Housing Act. The City works with for-profit and not-for-profit developers to increase the supply of affordable housing. As part of this collaboration, the City has provided direct financing through its Community Development Block Grant allocation in support of affordable housing projects. Through this involvement, many affordable rental and homeownership units have been provided to low-income households. The CDA undertook an Amendment to its Analysis of Impediments intended to re-examine the conclusions and recommended Actions of the 1996 A.I. report and all subsequent amendments and additions. It was completed in September 2011.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Requirement

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

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Since then, CDA's multi-family housing rehabilitation program has been revived (Impediment #6); the city is an active partner with the South Central CT. Regional Council of Governments on its regional housing committees and especially with its Real Options- Overcoming Foreclosure (ROOF) project (impediment #4) and will be hosting 3 foreclosure clinics during the Spring 2014. CDA has expanded the eligible items under its ongoing Handicapped Ramp program to include such things as portable ramps or stair lifts which require little or no structural changes and offers greater portability (Impediment #5). Pending more formal action, CDA has taken on the role of intake office for housing complaints (Impediment #1).

AP-60 Public Housing – 91.220(h)

Introduction

The West Haven Housing Authority (WHHA) administers 617 units, comprised of 100 family and 517 elderly/handicapped units. There is a waiting list of 296 families for public housing in West Haven, with 72% of these households being extremely low-income (<30% HAMFI). There are 111 families on the waiting list with children, and 96 of the families are elderly families. The expected turnover each year is 90 units. At the present time, the waiting list is still open.

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

The Community Development Administration works closely with the West Haven Housing Authority to increase the supply of affordable housing. An example of this coordination is the Spring Gardens [formerly Glen Oaks] Housing Renovation Project funded during the preceding years. This project renovated 90 formerly privately owned units which had become sub-standard. The rehabilitation of all 90 units is complete. Over half of the units have been sold and are presently occupied. The sale of the remaining units has been adversely affected by the economic recession. As a result, these units are presently being rented. As sales move forward, the city will continue its efforts to incorporate CDA's downpayment program with the planned WHHA's Housing Choice Voucher Home Ownership Program.

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

At the present time, WHHA residents are involved in a number of initiatives that encourage their involvement and enable resident participation in homeownership. WHHA residents operate a summer camp for children residing in WHHA units, and coordinate field trips for the children during the entire year. The WHHA also has a resident coordinator position, which it has been able to maintain in its budget even though the specific federal funding program that initially funded the position is no longer operating. There is also a resident-coordinated tutoring program for children. This program helps prepare students for the next year in their academic career. For example, if a student is currently in third grade, tutoring will be geared to help them build academic skills that they will likely need in fourth grade.

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

N/A

Discussion

See narratives above.

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

Introduction

West Haven is not eligible to receive Emergency Shelter Grant (ESG) funds or any other homeless grants but continues to allocate funds to support a regional shelter which serves city residents. The City of West Haven through the Commissioner of Human Resources, Veterans Administration Hospital and the Police Chief has met to address the homelessness issue.

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

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

C.D.A. will continue to assist with the Human Resources Commissioner with these efforts during this program year.

Addressing the emergency shelter and transitional housing needs of homeless persons

C.D.A. will continue to assist with the Human Resources Commissioner with these efforts during this program year.

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

C.D.A. will continue to assist with the Human Resources Commissioner with these efforts during this program year.

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

C.D.A. will continue to assist with the Human Resources Commissioner with these efforts during this program year.

Discussion

See narratives above.

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

Introduction:

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

CDA's multi-family housing rehabilitation program has been revived (Impediment #6); the city is an active partner with the South Central CT. Regional Council of Governments on its regional housing committees and especially with its Real Options- Overcoming Foreclosure (ROOF) project (impediment #4) and will be hosting 3 foreclosure clinics during the Spring 2014. CDA has expanded the eligible items under its ongoing Handicapped Ramp program to include such things as portable ramps or stair lifts which require little or no structural changes and offers greater portability (Impediment #5). Pending more formal action, CDA has taken on the role of intake office for housing complaints (Impediment #1).

Discussion:

See narratives above.

AP-85 Other Actions – 91.220(k)

Introduction:

Although the 2015-2019 Con Plan identifies Public facilities/improvements, especially sanitary and sewer systems, as a priority item, the cost associated with such improvements exceeds the ability of the City's C.D.B.G. to finance. Consequently these improvements are addressed via the City's General operating and Capital Improvement budgets as well as project specific state and/or federal grants. Given this City's current indebtedness, additional bonding is not a viable option.

Actions planned to address obstacles to meeting underserved needs

Other priorities listed in the Con Plan are Public Services, especially those programs serving youth and centralization of Public/ Social Services programs. The former is reflected in the Public Service Category allocation for P.Y. 41. Seven of the twelve programs funded are youth-oriented; over 42% of the money budgeted for Public Services goes to programs/agencies serving youth.

Actions planned to foster and maintain affordable housing

The primary barrier to fair housing in West Haven is one of affordability. West Haven is currently exempt from the State of Connecticut Affordable

Housing Appeals Act provision since over 12% of its housing is considered affordable. This percentage exceeds the 10% requirement of the Affordable

Housing Act. The City works with for-profit and not-for-profit developers to increase the supply of affordable housing. As part of this collaboration, the

City has provided direct financing through its Community Development Block Grant allocation in support of affordable housing projects. Through this involvement, many affordable rental and homeownership units have been provided to low-income households. The CDA undertook an Amendment to its Analysis of Impediments intended to re-examine the conclusions and recommended Actions of the 1996 A.I. report and all subsequent amendments and additions. It was completed in September 2011.

Actions planned to reduce lead-based paint hazards

The U.S. Department of Housing and Urban Development published new regulations on September 15, 1999 which set forth requirements for notification, evaluation and reduction of lead based paint hazards in federally

owned residential property and housing receiving federal assistance. The Community Development Administration implements these regulations in the administration of Community Development Block Grant funds. During the current year (and in the most recent past) CDA has joined with the Lead Action for Medicaid Primary Prevention (LAMPP) Program in the abatement/ rehabilitation of multi-family housing. The Community Development Administration will continue these efforts to address lead-based paint hazards by working with the Health Department and the LAMPP Program.

On April 22, 2010 new Environmental Protection Agency lead based paint (LBP) regulations became effective. CDA incorporated these Renovation, Repair and Painting program (RRP) requirements into its housing rehabilitation activities. As a result of HUD monitoring in February 2014 (PY 39), we have enhanced our efforts, together with our Field representative Colette Slover, with regard to lead-based paint hazards to make sure that we are conforming with all current HUD regulations.

Actions planned to reduce the number of poverty-level families

West Haven continues to encourage the coordination of programs (described in the Anti-Poverty portion of the Consolidated Plan's Five Year Strategy) within its control to address poverty during Fiscal Year 2015-16. The focus on youth programs has a two-fold anti-poverty benefit. It provides children of all ages with education which will assist them to become economically successful in the future. In addition, these programs will allow parents to work more hours and increase their income.

The housing programs assist in the anti-poverty strategy by reducing the housing cost burden thereby providing more income to households to meet other needs. The Demolition program will help with the revitalization of distressed areas, as will the Economic Development related activities from prior years.

Actions planned to develop institutional structure

The Community Development Administration currently administers the Community Development Block Grant program and in past years, has administered a series of Connecticut Department of Economic and Community Development grants as well as the City's CDBG-R grant. As such, it has established itself as the lead agency in the City for housing related programs, except for the local public housing authority. CDA is also working with the city's Grants Dept., Risk Manager and Public Works Dept. in preparing the City's submission regarding the CDBG-Disaster Recovery Grant. Long standing financial, as well as professional, ties serve to assist communications between C.D.A. and the West Haven Housing Authority. The C.D.A. Manager and the Executive Director of the West Haven Housing Authority meet on a regular basis with other housing advocates in the City to discuss the housing needs for West Haven.

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

Local coordination efforts continue to be organized under the aegis of the West Haven Community Development Administration (C.D.A.). These efforts draw on established communication lines among the C.D.A., other city departments and/or local/regional non-profit or state agencies, and are greatly aided by the small size of the local city staff and local non-profits. Regular [in some cases, almost daily] contact between and among agencies is common. For example, the C.D.A. is a division of the City's Planning and Development Department [which also includes Planning and Zoning, Grants, Building, Property Maintenance, et al], sharing the same chain of command facilities coordination and the exchange of information between divisions.

The Commissioner of Planning and Development also oversees (jointly with a Police Captain) the newly

created Anti-Blight Task Force. The Task Force was formed to address on-going “quality of life” issues, initially in the Allingtown neighborhood of the city.

Routine contact is maintained with the Department of Human Resources, which administers the Health and Human Resources Department in the City. In addition, the Mayor as the Executive Officer of the City participates in the process of planning and implementation of the C.D.G.B. Program.

In addition to the established information and coordination pathways (both ad-hoc and formal), the C.D.A. utilizes a formal outreach effort in an attempt to involve as many groups in its Annual Plan of development as possible (see Section III - Citizen Participation above for more information.) Since the C.D.A. is a local source of grant dollars, social service agencies desiring to create or continue projects dealing with specific issues of need [e.g. children in crisis, individuals with disabilities, lead-paint concerns] regularly confer with the Community Development Administration regarding these efforts.

Discussion:

See narratives above.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

Other CDBG Requirements

1. The amount of urgent need activities

Discussion:

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>HUD 2013 Continuum of Care Point-in-Time Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Connecticut Balance of State Continuum of Care.</p>
	<p>Provide a brief summary of the data set.</p> <p>Data was taken from the 2013 point-in-time information provided to HUD in the 2013 Continuum of Care Homeless Assistance Program application by the Connecticut Balance of State Continuum of Care. This data included point-in-time homelessness information for 2013 for households with and without children, chronically homeless individuals and families, severely mentally ill persons, persons with chronic substance abuse problems, veterans, individuals with HIV/AIDS, and victims of domestic violence. This data set was utilized instead of the 2014 point-in-time count information because the 2014 data does not include information on unsheltered individuals and families.</p>
	<p>What was the purpose for developing this data set?</p> <p>This data set was developed as required information that must be provided as part of the Connecticut Balance of State Continuum of Care's 2013 application to HUD for the Continuum of Care Homeless Assistance Program.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 29, 2013.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Point-in-Time counts were conducted on the night of January 29, 2013 and involved volunteers going out into communities and counting homeless individual populations at shelters and transitional housing, as well as known locations for homeless individuals to congregate at night. Information on a range of characteristics was also gathered, including HIV/AIDS status, veteran status, presence of mental health issues, and identification of chronic homelessness.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The total population for the Connecticut Balance of State area is the remainder of the state once most of the major urban communities are subtracted out as their own continuums of care. This total population is primarily composed of households with moderate to high incomes</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>No data on the demographic characteristics of the Point-in-Time respondents was readily available.</p>
2	<p>Data Source Name</p> <p>2008-2012 ACS data</p>

<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau.</p>
<p>Provide a brief summary of the data set.</p> <p>Data on Vacancy Status for West Haven's housing stock from 2008-2012 ACS dataset.</p>
<p>What was the purpose for developing this data set?</p>
<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Data is for the entire minor civil division of West Haven, CT.</p>
<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>Data is for the five-year estimates from the American Community Survey for 2008-2012.</p>
<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>