



***CITY OF HARTFORD
FIVE YEAR CONSOLIDATED COMMUNITY DEVELOPMENT PLAN
FY JULY 1, 2010 – JUNE 30, 2015***

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Court of Common Council



CITY OF HARTFORD
550 MAIN STREET
HARTFORD, CONNECTICUT 06103

Pedro E. Segarra, Council President
rJo Winch, Majority Leader
James M. Boucher, Assistant Majority Leader
Luis E. Cotto, Minority Leader

John V. Bazzano, Town and City Clerk

Veronica Airey-Wilson, Councilwoman
Larry Deutsch, Councilman
Kenneth H. Kennedy, Jr., Councilman
Matthew D. Ritter, Councilman
Calixto Torres, Councilman

May 10, 2010

This is to certify that at a meeting of the Court of Common Council, May 10, 2010 the following RESOLUTION was passed.

WHEREAS, No later than May 15, 2010, the City must complete and submit to the U.S. Department of Housing and Urban Development (HUD) a new Five Year Consolidated Community Development Plan (2010-2015) in order for the City to continue receiving HUD entitlement funds, and in order for the City and the community to be eligible to apply for and receive other HUD competitive grant funds; and

WHEREAS, The Five-Year Consolidated outline the City's priorities, actions and benchmarks by which HUD entitlement grant funds will be programmed from Fiscal Year 2010 through Fiscal Year 2015 under the Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Programs; and

WHEREAS, The goal of the Five-Year Consolidated Plan is to create a city of growth and opportunity for all by making each of the City's seventeen neighborhoods a better place to live, work, conduct business, and engage in recreation; and

WHEREAS, The 30 day public comment period for the Five Year Consolidated Community Development is conducted from April 2, 2010, through May 2, 2010; now, therefore, be it

RESOLVED, That the Court of Common Council authorizes the Mayor to submit the Five Year Consolidated Community Development Plan to HUD by May 15, 2010 for approval; and be it further

RESOLVED, That the Mayor upon approval by HUD, is authorized to implement and carry out all activities in accordance with the adopted Plan, including negotiating and entering into all necessary agreements, and reallocating unexpended funds between existing line items within a twenty-five percent (25%) variance should the City's evolving priority needs and objectives within the fiscal year necessitate such action. In the event the final HUD entitlement amounts the City receives are modified from the estimated amounts, the Mayor shall be authorized to make adjustments to sub-recipient grant awards based on the percentage differential of the actual entitlement amounts.; and be it further

RESOLVED, That the Mayor is hereby authorized to execute any and all manner of other documents and to take such other actions as he and the Corporation Counsel may deem appropriate and in the best interests of the City in order to effectuate the above transaction; and be it further

RESOLVED, That no person or entity shall be entitled to rely on, or otherwise claim any benefit by reason of this resolution should the Mayor fail to execute the aforementioned agreements or other documents, or to take any of the other aforesaid actions, and be it further

RESOLVED, That all approvals and authorizations provided hereby are contingent upon, and only shall be effective on and by means of, the Mayor executing such agreements and documents, and taking such actions, all of which shall be, in form and substance, acceptable to the Mayor and the Corporation Counsel.

Attest:


JOHN V. BAZZANO

John V. Bazzano,
City Clerk.



3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Mayor Eddie Perez recently summed up Hartford's current situation in his 2010 State of the City Address: "Hartford is at a crossroads. We have come far, we have far to go... Like every urban community, Hartford remains financially challenged. The demand for services remains high and growing while there's less money coming in. Hartford is one of the poorest central cities with one of the highest unemployment rates in the country." Mayor Perez then went on to talk about the accomplishments achieved in the last few years, even in the face of these obstacles. Thirteen schools have been newly renovated and constructed since 2002 and Hartford now has four nationally ranked high schools. Serious crime has been reduced to a new historic low. And there has been significant business growth and construction. In the last year the Connecticut Science Center opened in Adriaen's Landing; the Aetna Life Insurance Company invested over \$200 million in its Farmington Avenue campus as part of the relocation of 3,400 employees into the City; Northeast Utilities moved its headquarters to Prospect Street, bringing in 180 jobs; and Sims Metal Management relocated to the North Meadows, preserving 160 jobs in the City.

Construction projects either underway or scheduled include the following:

- Colt Gateway - \$120 million renovation of the historic Colt Firearm complex
- Saint Francis Hospital - estimated \$120 million, 236,000sf expansion in progress
- The Hartford - construction of a \$100 million data center in progress; former Mass Mutual site purchased for future expansion
- Front Street - 68,000sf retail and entertainment space scheduled to open mid-2010
- AI Engineering Inc. - demolition of the former Broadcast House site on Constitution Plaza recently completed; \$42 million 260,000sf office building proposed

Hartford's Five-Year Consolidated Plan for 2010-2015 has been developed based on three primary sources:

- The City of Hartford's Plan of Conservation and Development (POCD) "One City, One Plan" process, which has been conducted by the Department of Development Services' Planning Division, began in November 2009 and will be completed in June 2010. At over a dozen different community meetings, hundreds of Hartford residents shared their ideas for Hartford regarding livable and sustainable neighborhoods, the City's natural and built environments, transportation mobility, the development of Downtown, and sustainable practices. All the POCD's proposals for low and moderate income Hartford residents have been integrated into this Consolidated Plan.
- Stakeholder meetings brought together residents, institutions, advocacy groups, non-profits and other stakeholders to discuss the critical issues in four key funding activity areas: Housing, Economic and Workforce Development, Social Services for Youth and Social Services for Adults. These meetings were conducted by the Department of Development Services' Division of Grants & Administration.
- Contributions from the Division of Grants & Administration staff, residents, non-profits organizations, institutions, HUD staff and other stakeholders who have been involved for the

past thirty-five years in developing, running and managing programs that have been integral to helping Hartford residents, many with critical needs, to build their lives and work towards a better future.

Hartford's Vision Statement: Hartford - Connecticut's capital city – is on the move. Because of its commitment to improving public schools, establishing respected community policing, creating blight-free neighborhoods, fostering homeownership, focusing on economic development, and providing mobility for all, its residents can take pride in a vibrant downtown, strong, healthy, diverse neighborhoods and celebrated public spaces. Sustainability is at the forefront of all activities, and natural and historic resources are protected and honored. It is a city where people can work together to make the dreams of a better future a reality for all. It is a place of hope.

Hartford's Mission Statement: It is the mission of the City of Hartford to provide services that ensure a safe and clean community of choice in which to live, work, learn, worship and play. With the support of its residents, we strive to fulfill this mission through collaboration with partners and the delivery of quality services that are reliable, accountable, efficient and ethical. As a result, we strive to attract the best and the brightest and serve as a model for other cities to follow.

Goals for the City of Hartford

The City of Hartford's Five Year Consolidated Plan is a tool to help implement the goals and objectives of "One City, One Plan," Hartford's Plan of Conservation and Development (POCD). Primarily, the Consolidated Plan addresses the POCD's goal to "Promote Livable and Sustainable Neighborhoods" by addressing the following POCD objectives through complementary Consolidated Plan activities:

Provide quality housing

- Expand homeownership
- Preserve existing housing stock
- Foster the continued redevelopment of homeownership opportunities (with a focus on minority participation), rehabilitation and construction of multi-family rental housing, and selective demolition of vacant properties that have outlived their usefulness to foster a variety of types of housing units affordable to a range of incomes during the next five years

Ensure affordability of housing

- Expand supply of affordable housing to meet the needs of a variety of residents
- Provide down payment and closing cost assistance loans and appraisal gap financing
- Fund the renovation/construction of multi-family rental and homeownership properties

Promote maintenance of housing & neighborhoods

- Improve the quality of existing public housing
- Enhance the living environment for residents
- Promote resident self-sufficiency
- Monitor all subsidized housing to ensure compliance with requirements
- Respond appropriately to the foreclosure crisis
- Maintain and improve neighborhoods and basic public facilities essential to urban life, including supporting and improving private neighborhood facilities for the purpose of creating sustainable neighborhood and a sustainable living environment
- Address blight on a spot basis in order to arrest deteriorating, unsafe or unhealthy conditions

Improve community facilities

- Maintain and improve basic infrastructure to facilitate livable, sustainable neighborhoods and communities

Help existing businesses to remain in Hartford, Ensure a skilled and growing workforce and improve access to jobs

HARTFORD

- Undertake activities that serve as a catalyst to stimulate job creation via business development and retention, and in neighborhood opportunity areas, and create and/or strengthen the linkages and support services that will enable low/moderate income residents to expand economic opportunities
- Promote job creation, placement, training and preparation, and professional development and eliminate barriers to employment to reduce poverty
- Provide access to capital and technical assistance to businesses
- Provide funding and technical assistance to support businesses
- Support job readiness, peer education, leadership and service learning programs for youth and job readiness and training for adults

Sustain Public Health

- Reduce lead-based paint hazards
- Support programs that promote healthy eating and physical fitness for youth

In addition, the City of Hartford's Five Year Consolidated Plan addresses the needs of specific populations, including the homeless, low/moderate income youth and adults, and special needs populations as follows:

Homeless Needs

- Implement the "Ten Year Plan to End Homelessness" which has the following goals:
 - Strengthen basic health & human services and their availability
 - Increase the supply of affordable & supportive housing throughout the Capitol Region
 - Prioritize and rapidly move homeless into supportive housing
 - Prevent individuals and families from entering into homelessness
 - Increase incomes of homeless and at-risk households

Low/Moderate Income Youth, Adults, and Special Needs Populations

- Ensure that youth have ample opportunities that would allow them to develop into responsible, self-sufficient adults
- Ensure basic human services are available to those in need to enhance their quality of life and remove barriers to independence and self-sufficiency
- Support programs that address critical needs and prevent homelessness
- Support programs that improve access to care and stable housing for persons living with HIV/AIDS and their families

Non-Homeless Special Needs

- Assist the private sector and nonprofit providers of housing and related services for individuals with special needs, such as frail elderly, victims of domestic violence, and physically or mentally disabled, and assure provision of adequate supply to meet population increases and/or fluctuations in the number of these individuals

Hartford's Five-Year Consolidated Plan for 2010-2015 follows the guidelines established by the U.S. Department of Housing and Urban Development's Office of Community Development and Planning using the Consolidated Plan Management Process (CPMP) Tool. HUD questions are in bold and the City's responses follow.

General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.**

The city of Hartford is a small city in geographic area and in population. It is 18 square miles and, according to the 2000 Census has a population of 121,578. The Census undercounted 2,545 University of Hartford residents in the Blue Hills neighborhood, Census Tract 5038, Block 2000. Although the Census data does not reflect this, it is worth noting the accurate

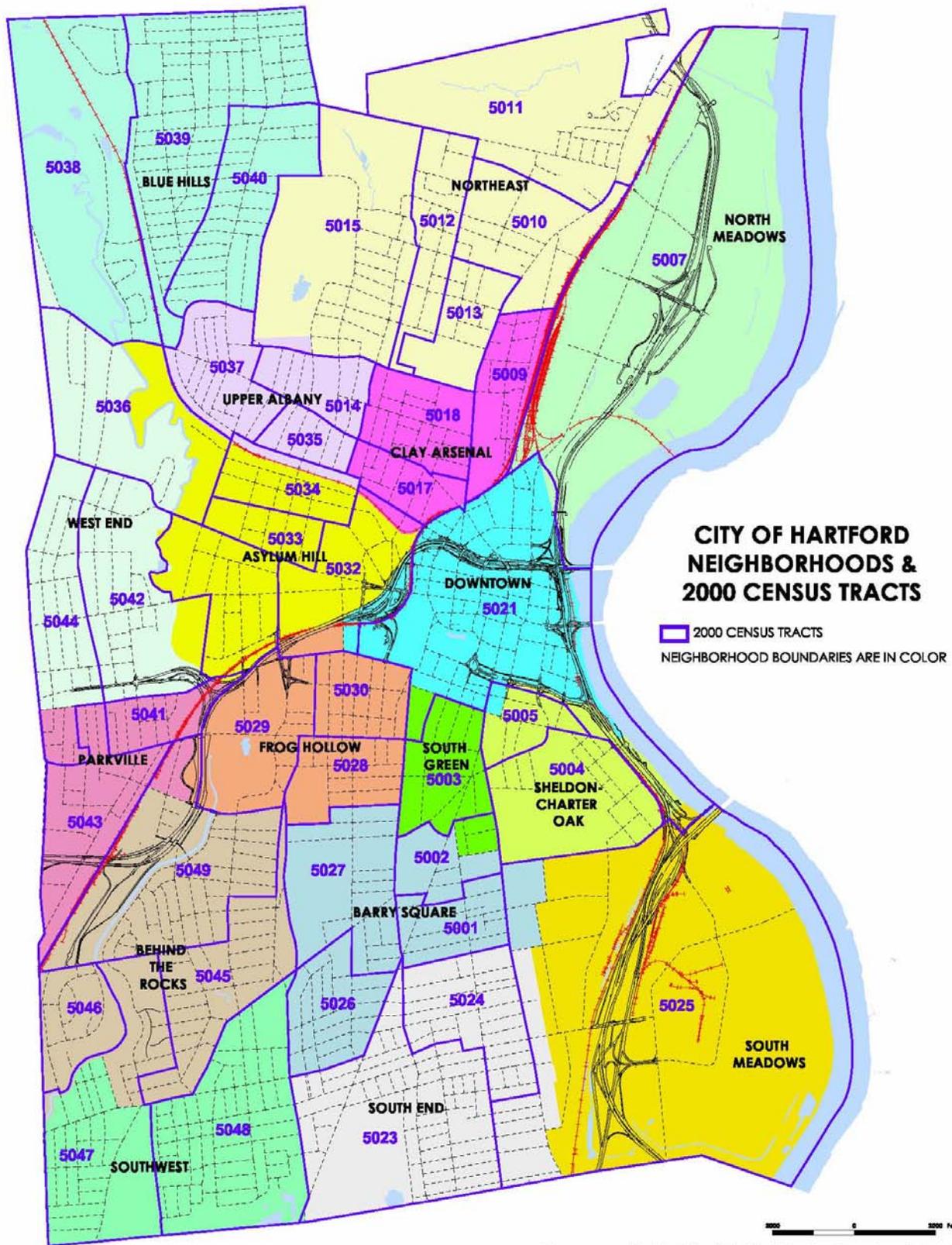
HARTFORD

Hartford population is 124,123. The population is 47.8% male and 52.2% female. It is a young city, with a median age of 28.3. The population is very diverse, with 40.5% Hispanic/Latino, 36% Black/African American, 17.8% white, 1.6% Asian and 4.1% "other". According to the Bilingual/Bicultural Department of the Hartford Public Schools, students in the Hartford Public Schools speak approximately 46 languages. While this is a positive attribute, 7,163, or 16%, of Hartford households are linguistically isolated. That is, all members of the household 14 years and older have at least some difficulty with English.

Education levels are low in Hartford. 39.2% of residents 25 years and older do not have a high school degree or GED, compared to 16% in Connecticut as a whole. Only 12.4% of Hartford's population has a bachelor's degree as compared to 31.4% in Connecticut. Hartford has a high school graduation rate of 56.9%. Not surprising, literacy levels are also very low in Hartford. 73% of city adults, or approximately 71,000 adults, read at or below a 6th grade level. Hartford residents do however; speak a number of languages, which makes its neighborhoods very diverse.

Income levels are very low in Hartford. Median family income is \$27,051, mean family income is \$37,978, and per capita income is \$13,428. The percentage of individuals living below the poverty level is 30.6%, which equates to 7,748 families.

Hartford contains 15-17 residential neighborhoods (depending on how they are defined) and two industrial areas (the North and South Meadows). For purposes of this section, we have utilized data compiled by the Citizens Research Education Network (CREN) from the 2000 Census and presented in 17 residential neighborhoods. Although median family income (MFI), vary across neighborhoods, even the highest (Downtown's \$50,500 MFI) are well below the Hartford Eligible Metropolitan Statistical Area (EMSA) MFI of \$75,350.



CITY OF HARTFORD NEIGHBORHOOD STATISTICS

HARTFORD SOUTH	HARTFORD	BEHIND THE ROCKS	MAPLE AVE (BARRY SQUARE)	SOUTH END	SOUTHWEST
Population	121,578	9,260	9,542	9,964	6,408
Median age	28.3	29.7	30.0	33.7	42.1
Median family income	\$27,051	\$32,093	\$31,691	\$33,594	\$42,587
Median HH income	\$24,820	\$30,572	\$28,380	\$31,350	\$38,902
RACIAL PROFILE	PERCENTAGE				
Hispanic/Latino	40.5	63.3	54.9	44.6	36.7
Black/African American	36.0	17.9	14.0	12.6	13.2
White	17.8	13.3	25.4	35.5	44.2
Asian	1.6	1.8	0.9	1.1	2.5
Other	4.1	3.8	4.9	6.3	3.5
Average # persons per HH	2.58	3.04	2.76	2.61	2.58
Linguistically isolated HH	15.9	19.7	22.6	17.8	11.0
Individuals below poverty level	30.6	25.0	28.2	19.5	6.7
No vehicle in household	36.1	24.6	28.8	24.9	16.9

HARTFORD NORTH	HARTFORD	BLUE HILLS	CLAY ARSENAL	NORTHEAST	UPPER ALBANY
Population	121,578	10,395	6,460	10,137	7,180
Median age	28.3	33.7	24.6	29.4	29.1
Median family income	\$27,051	\$39,090	\$15,716	\$24,853	\$27,936
Median HH income	\$24,820	\$37,115	\$15,343	\$20,133	\$23,000
RACIAL PROFILE	PERCENTAGE				
Hispanic/Latino	40.5	6.4	37.8	16.7	10.1
Black/African American	36.0	87.3	32.7	69.9	82.0
White	17.8	2.8	8.4	1.1	0.7
Asian	1.6	0.2	0	0.2	6.6
Other	4.1	3.4	28.5	12.1	
Average # persons per HH	2.58	2.92	3.01	2.77	2.77
Linguistically isolated HH	15.9	1.8	17.1	4.0	2.1
Individuals below poverty level	30.6	16.4	49.7	37.6	32.5
No vehicle in household	36.1	17.6	55.1	45.3	43.6

NOTE: The Census undercounted 2,545 University of Hartford residents in the Blue Hills neighborhood, Census Tract 5038, Block 2000. Although the Census data does not reflect this, it is worth noting the accurate Hartford population is 124,123.

HARTFORD EAST	HARTFORD	CSS/CON	DOWNTOWN	SoDo (DOWNTOWN SOUTH)	SOUTH GREEN
Population	121,578	3,513	4,765	1,303	6,159
Median age	28.3	32.3	29.6	33.0	26.7
Median family income	\$27,051	19,505	61,026	32,798	21,370
Median HH income	\$24,820	\$16,329	\$50,500	\$34,672	\$22,675
RACIAL PROFILE	PERCENTAGE				
Hispanic/Latino	40.5	52.5	49.5	54.6	67.4
Black/African American	36.0	25.7	19.2	8.9	15.2
White	17.8	17.1	29.5	31.8	10.4
Asian	1.6	1.9	1.7	3.6	1.9
Other	4.1	2.8	0.2	1.2	5.0
Average # persons per HH	2.58	2.18	1.69	1.98	2.88
Linguistically isolated HH	15.9	22.3	11.5	22.5	27.4
Individuals below poverty level	30.6	40.2	25.1	32.1	40.4
No vehicle in household	36.1	58.3	23.1	34.0	45.9

HARTFORD CENTRAL AND WEST	HARTFORD	FROG HOLLOW SOUTH	NORTH FROG HOLLOW	ASYLUM HILL	PARKVILLE	WEST END
Population	121,578	6,048	7,780	11,208	7,228	7,615
Median age	28.3	25.2	25.9	29.1	29.7	35.7
Median family income	\$27,051	\$23,874	\$18,968	\$22,373	\$26,645	\$46,926
Median HH income	\$24,820	\$22,082	\$17,721	\$20,284	\$23,484	\$28,792
RACIAL PROFILE	PERCENTAGE					
Hispanic/Latino	40.5	46.4	72.1	28.8	57.8	22.8
Black/African American	36.0	12.8	12.3	51.4	14.3	26.7
White	17.8	33.0	11.4	13.3	18.7	43.5
Asian	1.6	2.7	1.5	1.7	4.5	3.0
Other	4.1	5.1	2.7	4.9	4.6	4.0
Average # persons per HH	2.58	2.74	2.74	1.97	2.66	1.95
Linguistically isolated HH	15.9	33.2	26.9	11.8	27.5	14.6
Individuals below poverty level	30.6	35.6	45.8	37.1	30.9	25.9
No vehicle in household	36.1	44.7	45.4	44.6	33.1	33.5

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

Community Development Block Grant (CDBG) allocations are not limited to specific geographic areas of Hartford but must serve low- and moderate income Hartford residents. The City makes allocations based on the level of benefit for very low, low and moderate-income residents and provides support for activities throughout its neighborhoods. The citywide census tract indicates that 76.50% of the population is low and moderate income.

The allocations for the Emergency Shelter Grant (ESG) program is limited to eligible emergency shelters and day shelters located within the city of Hartford.

The allocation of Home Investment Partnership Program (HOME) resources is not strictly limited to any specific geographic area of the city as virtually every neighborhood in the city suffers from socio-economic ills. The city will look at each request for HOME Program funding to determine if the property is worthy of rehabilitation activities, will make a positive impact upon the surrounding neighborhood, and how will it benefit low-moderate income residents.

Housing Opportunities for Persons with HIV/AIDS (HOPWA) funds are allocated to providers serving people living with HIV/AIDS throughout the Eligible Metropolitan Statistical Area (EMSA) that are in compliance with the Standards of Care developed and updated by the Connecticut AIDS Residency Coalition, with contributions from the Continuum of Care (Continuum). The EMSA can be found in the HOPWA section of the Plan.

The priorities and associated objectives were the result of the data gathering, census data, community meetings and input from stakeholders. The associated objectives and specific activities are in the Community Development section on page 65 with performance of this plan, in the Five-Year Goals, Objectives and Activities table. If priorities must be adjusted during the next five years, this can be accomplished through an amendment to this Plan.

3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

The primary obstacle to meeting the needs of underserved groups and individuals in Hartford is the lack of resources and/or funding to do so. Hartford is a central city in a relatively affluent region (Fairfield County has the highest per capita income in the country while Hartford is one of the top three poorest cities of its size) and most low-income individuals with social service or economic needs live within the city. At the same time, Hartford is less able to provide services using tax dollars due to the significant percentage of land, which is exempt from taxes, (e.g. government buildings, educational institutions, and nonprofit agencies).

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

Under the leadership of the Mayor and nine elected members of the Court of Common Council, the Department of Development Services, Division of Grants & Administration, assume the lead role in crafting the Five Year Consolidated Plan FY 2010 - 2015. The Division of Grants & Administration worked with city residents, agencies and stakeholders to identify goals, objectives, and funding priorities for the next five years.

Hartford's Five Year Consolidated Plan FY 2010 - 2015 includes collaboration and consultation with federal, state, local, private and regional agencies responsible for crucial services to city residents. Those who took part in the planning process were agencies involved in housing, community development, economic development, workforce development, homelessness, HIV/AIDS, youth and senior agencies, recreation, public service, public safety, education, arts and cultural organizations.

Competitive funding opportunities will be used to identify other private and non-profit agencies that will implement specific components of the Plan. The proposal review and contract negotiation processes will enable the Division of Grants & Administration to ensure that the activities of external contractors and grantees are aligned with this Consolidated Plan. Additionally, all activities will be strategically coordinated and aligned with the Mayor's goals and citizen priorities.

The City is also committed to providing staff support and technical assistance to the Neighborhood Revitalization Strategy Areas (NRSA) and the Neighborhood Revitalization Zones (NRZ's).

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

The internal development of the 2010-15 Consolidated Plan began in November 2009. The research and data collection took place in January and February 2010. March and April 2010 included an extensive public participation process involving residents, business owners, institutions, advocacy groups, nonprofits and other stakeholders in the development of Hartford's Five-Year Community Development Plan. The significant features of the process were:

- This process was enhanced by the City of Hartford's development of its Plan of Conservation and Development (POCD); the process began in January 2010 and will be

completed in June 2010. Through this process hundreds of Hartford residents shared their ideas at over a dozen different community meetings, on what constitutes a livable and sustainable neighborhood, environmental and transportation needs and economic and housing development. POCD recommendations have been integrated into the Consolidated Plan.

- Establishment of a web site www.hartfordinfo.org/cdplan for posting of information and soliciting feedback from the public; especially anyone unable to attend the public focus groups.
- Installation of "information outposts" at Hartford Public Libraries for posting of information and distribution of handouts.
- Four Funding Activity area meetings were held with residents, institutions, advocacy groups, non-profits and other stakeholders for the key funding activity areas of Social Services for Youth, Social Services for Adults, Housing and Economic Development and Workforce Development. These meetings focused on developing basic funding priorities and developing a more thorough understanding of the critical gaps in the services/programs currently provided to help us set funding priorities in future years.
- Four Community meetings were held including one in which, the fourteen Neighborhood Revitalizations Zones (NRZ's) were invited to participate.
- Two Public Hearings were held at two locations at two different times, accommodating Hartford residents, private and public agencies, and all other constituents.
- Consultation with the units of local government in each of the towns or cities sharing geographic borders with Hartford, which includes of Bloomfield, East Hartford, Newington, West Hartford, Wethersfield, Windsor, and South Windsor.

Two separate focus groups were held to address the HOPWA and ESG populations. The ESG focus group's recommendations are enumerated in the Priority Homeless Needs on page 49 in the Needs Analysis section. HOPWA participants reported the following:

- Agencies are seeing more people with higher needs than in previous years who need to be stabilized for this reason people are being kept longer in congregate housing.
- Staffing Issues: High staff turnover, primarily due to low salaries; difficulty to find bilingual or Spanish speaking staff.
- Difficulty of maintaining the facilities, for example, the State of Connecticut has terminated the State AIDS Bond Fund which could be applied to maintain AIDS facilities.
- Difficult to get inpatient substance abuse treatment for people who are medically compromised. Ryan White funding cap lifted – The federal Ryan White program used to have a 24 month lifetime cap on funding client's housing, this cap has been lifted.

In response to concerns and established priorities from the HOPWA focus group, the City will continue to promote coordination of outreach and service provisions, attempt to expand the availability of Section 8 certificates to persons with HIV/AIDS and their families, and work to enhance participant's freedom of choice as to where and how to live.

Additional Steps Taken To Improve Public Participation:

- Taping of one session of the Public Meetings was taped by Hartford's Public Access Television was later broadcasted to 30,000 city cable viewers.
- Representatives from the lead agency, the Division of Grants & Administration, attended all focus groups.

3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

Four meetings were held with residents, institutions, advocacy groups, non-profits and other stakeholders for the key funding activity areas. These meetings focused on developing basic funding priorities and developing a more thorough understanding of the critical gaps in the services/programs currently provided to help us set funding priorities in future years.

- Social Services for Youth – February 25, 2010 – 58 invitees, 17 attendees
- Social Services for Adults – February 23, 2010 – 40 invitees, 13 attendees
- Housing Development and Housing Counseling – February 26, 2010 – 35 invitees, 9 attendees
- Workforce and Economic Development – March 2, 2010 – 30 invitees, 7 attendees

Contacts were made with partnering organizations and agencies responsible for collecting and/or analyzing data, as well as providing support services to Hartford's low/moderate-income community or those in Eligible Metropolitan Statistical Area (EMSA).

All POCD's goals and objectives for low and moderate income Hartford residents for housing, neighborhood quality of life issues, community facilities and economic and workforce development have been integrated into this Consolidated Plan. The City has also considered and integrated the work of other City and Regional Plans when developing the proposals in this Consolidated Plan. Those plans include Hartford 2010, the MetroHartford Community Economic Development Strategy, the Capitol Workforce Partners and the City's fourteen NRZ plans. A summary of these plans is included at the end of this document.

Two focus groups were held for HOPWA and ESG providers. These special needs groups are not limited by city boundaries. To examine services beyond city boundaries, regionally or in the Eligible Metropolitan Strategy Area (EMSA), there was collaboration with the Continuum of Care Consortium. HOPWA recommendations are on page 11 and ESG provider's recommendations are on page 49 in the Needs Analysis Section.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.

The process of involving citizens in the creation of the Five Year Consolidated Community Development Plan has been outlined in the section of this plan entitled "Managing the Process." found on page 10. Once the Plan was drafted, it was posted on the Division of Grants & Administration www.hartford.gov/grantsmanagement websites. A draft of the Plan was distributed to Hartford Libraries, emailed to all Funding Activity Area meeting group participants, and sent to top city of Hartford administrators and political leaders for review and comment.

The first public hearing on the 2010-15 Consolidated Plan was on March 23, 2010 at 9:00 AM in the Conference Center at 260 Constitution Plaza in Hartford. The location was handicap accessible and on the Hartford bus line, _____ people attended, representing _____ agencies.

The second public hearing was held on April 19, 2010 at 7:00 PM at Hartford City Hall Council Chambers, 550 Main Street, 2nd floor, which is also handicap accessible and on the Hartford bus line. Two Spanish translators were present and a hearing impaired interpreter is also available upon request. Notices of the public hearings were placed in the major Hartford newspaper, The Hartford Courant. Notices were also placed in the following neighborhood newspapers: the Hartford News and La Voz Hispana. The notice was also posted at Hartford City Hall. Postings were also on the following web sites: City of Hartford, Division of Grants & Administration and Hartford Public Library. The public was invited to the hearing process and their comments regarding the Plan are attached as Attachment A. See Attachment A for the HUD approved Citizen Participation Plan for reference.

Citizen Participation Plan Policies:

1. Provide a summary of citizen comments or views on the plan.

Citizen comments and/or views on the Plan are attached as Attachment A on page 92.

2. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

Four Funding Activity area meetings in February and March 2010 with residents, institutions, advocacy groups, non-profits, community activists and other stakeholders for the key funding activity areas of Social Services for Youth, Social Services for Adults, Housing and Economic Development and Workforce Development. These meetings were held to solicit input and dialogue about the each of the funding activity areas. All the locations of the meetings were handicapped accessible. Two of the meetings were held in the Hartford Public Library's Main Branch. Another community meeting was held during the Maple Avenue NRZ neighborhood meeting.

If requested by persons with disabilities, Hartford's ADA Coordinator in the Office of Human Relations will provide copies of the documents in alternative formats, e.g., oral, Braille, electronic, or large print copy within a reasonable period of time for the visually impaired, and mail copies to those who are homebound.

3. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

All comments were accepted and are attached along with the City of Hartford's response as Exhibit A.

Institutional Structure (91.215 (i))

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

The City of Hartford, one of Connecticut —and America's— original cities, celebrates its 375th anniversary this year. Hartford is a Mayor-Council form of government comprising 14 city

departments and the Hartford Housing Authority, Hartford Parking Authority, Hartford Public Library and Hartford Public Schools.

The Development Services Department serves to promote the orderly development of the City by helping residents and policy makers plan for Hartford's future, and to provide professional and administrative services to developers, businesses, Hartford residents, City land use regulatory boards and commissions and other City agencies. The Department is organized into five divisions: Economic Development, Housing and Property Management, Grants & Administration, Licenses and Inspections, and Planning.

The Development Services Department-Division of Grants & Administration secures, manages and administers U.S. Housing and Urban Development entitlement grant programs including the Community Development Block Grant (CDBG), Emergency Shelter (ESG) and Housing Opportunities for Persons With Aids (HOPWA). On an annual basis these federal entitlement funds are allocated to City departments and over eighty community-based organizations throughout the City, to rebuild and revitalize Hartford's neighborhoods and support its low and moderate-income residents. The Grants Division also ensures funds are used appropriately in accordance with the Code of Federal Regulations (CFR).

City leadership and the Division of Grants & Administration ensure collaboration throughout the municipality and facilitate partnerships with a wide range of private industry, non-profit organizations and public institutions to enable the City of Hartford to meet its housing, homeless, and community development plan goals. The following list includes several of the City's partners who have proven successful in delivering quality services to Hartford's low- and moderate income residents.

- Capitol Region Council of Governments
- Capital Workforce Partners Inc.
- CDBG subrecipients
- Citizen Research Education Network
- Community Renewal Team, Inc.
- CT AIDS Residence Coalition
- CT Coalition to End Homelessness
- CT Dept. of Economic & Community Development
- CT Dept. of Social Services
- CT Resource Education Network
- CT Science Center
- Emergency Shelter Grant providers
- Hartford 2000 (Hartford NRSAs and NRZs)
- Hartford Continuum of Care
- Hartford Hospital3
- Hartford Public Library
- Hispanic Health Council
- HOPWA program sponsors
- Housing Education Resource Center
- Journey Home, Inc.
- University of Hartford

2. Assess the strengths and gaps in the delivery system.

There are significant strengths in the service delivery system, for example, Hartford's Continuum of Care works to assess needs, identify and close gaps, and coordinate support services and housing within the city for the homeless, and those with HIV/AIDS and special needs. This group has been instrumental in ensuring that substance abuse and mental health services are available, at least to some degree, at all shelters in the city, and have also secured competitive funding from HUD for supportive housing projects and job training programs.

In addition, the Capitol Region's Ten Year Plan to End Homelessness, led by Journey Home Inc. has resulted in an action plan that lays out specific proven strategies to end homelessness, emphasizing immediate placement into permanent housing, along with essential support

services and rent assistance, for chronically homeless people, see Homeless Strategic Plan on page 55.

Communication and coordination between the providers is excellent. Agencies often refer clients to the various other providers. Most of the social/public services providers meet as part of larger coalitions/organizations through the Continuum of Care, Journey Home, Connecticut Coalition to End Homelessness and the Partnership for Strong Communities, many of which the City also participates in. This enhances the coordination between service providers and the City and routinely allows input from the providers and clients on how the delivery system can be improved.

There continues to be a wide gap regarding high community needs versus limited resources to meet those needs. Providing adequate services to those underserved populations becomes a challenge for Hartford’s leaders and policymakers. According to the 2000 Census the city as a whole has a 76.5% low-moderate income population. It is a difficult challenge to meet the wide range of needs of such a large population, while funds are cut from every source, federal, state, foundations, private donations. The City urges collaboration among funded agencies to eliminate duplication of services and leveraging of other funds is required.

3. **Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.**

The Hartford Housing Authority (HACH) is owner/operator of eight public housing developments comprising 885 units as well as 280 scattered site-housing units. In addition, HACH participates in the oversight of 90 low-income public housing units in the Dutch Point Hope VI redevelopment. All units meet the Housing Quality Standards. The inventory is shown below.

PROPERTY	# OF UNITS	TYPE OF HOUSING
Nelton Court	120	Family
Dutch Point	90	Family
Mary Shepard Place	127	Family
New Community (COT)	59	Family-Homeownership
New Stowe Village	97	Family-Homeownership
Scattered Sites	280	Family
Mary Mahoney Village	50	Senior
Kent Apartments	39	Senior
Smith Towers	200	Senior
Knox Apartments	193	Senior
Total	1,255	

The strengths and gaps in the delivery system for public housing is discussed in the Needs of Public Housing on page 34.

The Hartford Housing Authority manages 2,018 Section 8 Vouchers plus an additional 36 VASH (Veteran’s Section 8), of which many have been used to assist former HACH tenants to move

into private housing, either permanently or due to relocation as a result of city activities. Following the completion of the Section 504 needs assessment in 1992, HACH addressed all outstanding needs in its housing projects and have meet the Section 504 standards.

The needs of public housing over the next five years fall into two categories: physical needs and human needs. The one remaining housing project to be reinvented is the Nelton Court development. In the arena of human needs, HACH has determined that to increase self-sufficiency tenants need continued assistance to:

- Increase their education levels
- Increase financial literacy and save for homeownership
- Improve job skills
- Find employment
- Access support services, such as day care, counseling, etc.
- Acquire skills needed for homeownership
- Utilize lease-to-own options to move into homeownership
- Move from assisted to unassisted housing

In addition, HACH has determined that to enhance the quality of life for all residents of public housing it must continue to address the following physical needs:

- Continue assimilation of all of income levels in HACH developments
- Provide quality of life programs utilizing HACH community centers
- Partnering strategically with CAP agencies
- Identify potential properties units in geographically desirable (schools, transit) areas to expand the availability of affordable housing

Public Housing Strategy

The Hartford Housing Authority's mission is "to complete the change in public housing stock in Hartford, Connecticut and provide high quality affordable rental, homeownership and economic opportunities while being a positive catalyst for family independence and diverse communities".

As noted above, the Hartford Housing Authority (HACH) embarked on a "reinvention" initiative in 1995 and has been successfully implementing that initiative to date. The strategies contained in HACH's five-year plan (2010-14) address the needs identified above. The following are continued goals of the HACH:

- To expand the supply of affordable housing by building units, securing additional vouchers, reducing public housing vacancies, and creating additional housing opportunities via Federal and State programs.
- Improve the quality of HACH housing through improved management, renovation and/or modernization, demolition and replacement of obsolete units.
- Enhance the living environment for residents by decreasing density, integrating income levels into each development, improving security, and providing new opportunities for groups such as the elderly or persons with disabilities.
- Promote resident self-sufficiency through availability of support services, education, training, employment, and homeownership counseling and preparation.
- Undertake and/or support all strategies by developing and expanding partnerships with other CAP agencies and groups.

The City of Hartford's Five Year Consolidated Plan will help address the needs of public housing in several ways. First, the City will continue to support the Dutch Point Housing Project reinvention until its completion, and will consider similar participation in the Nelton Court Housing Project.

The residents of public housing are integral members of the Hartford community, functioning in neighborhoods and, benefiting from the strategies contained in both Plans. In particular, those strategies related to homeownership and self-sufficiency is especially relevant to their livelihoods. The evolution of public housing from isolated developments to integrated neighborhoods encourages involvement of its residents.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

The City, through its Grants & Administration Division conducts both on-site, or remote monitoring of its housing and community development projects, including with the goal of ensuring long-term compliance with program and comprehensive planning requirements. To determine whether a project receives an on-site or remote monitoring, the City performs a risk assessment; if the project is found to be a high risk due to the nature and dollar amount of the project, staff may also order a financial audit in addition to programmatic monitoring.

The City follows federal regulations, program standards outlined in HUD's revised "Community Planning and Development Monitoring Handbook" and the City's Comprehensive Plan when monitoring housing and community development projects for compliance with program and comprehensive planning requirements. Areas of monitoring include, but are not limited to, national objective/eligibility, conformance with the sub-recipient agreement, City priority needs and objectives, recordkeeping systems, financial management, insurance, procurement standards, and EEO/affirmative action requirements.

The City also prepares and submits annually to HUD the Minority Business Enterprises Contract and Sub-contract Activity Report, comprised of Minority Businesses receiving CDBG funds. Also, in April and October of each program year, the City submits the Semi-Annual Labor Standard Enforcement Report of all construction contracts using CDBG monies is sent to HUD. This report includes a list of contracts and projects subject to Davis-Bacon and Related Acts, Contract Work Hours and Safety Standards Act, amounts, wage decision, and effective dates. Compliance and enforcement of Davis-Bacon and Related Acts, Contract Work Hours and Safety Standards Act is monitored through the City's Office of Human Relations, enabling effective coordination to further ensure projects are compliant with federal, state and city requirements.

The City's HOME Program Monitoring, conducted through its Housing Division, monitors the performance of all entities receiving HOME funds, to assure compliance with the program requirements, and for taking appropriate action when performance problems arise. Every assisted unit is monitored based upon a schedule, to determine compliance with income requirements, maximum rent limits and HUD Housing Quality Standards. In addition, the City monitor annually the occupancy status, condition, and rent levels (if applicable) for those persons/families assisted under the HouseHartford programs.

Management oversight of HOPWA project sponsor activities involves compliance with the Standards of Care best practices for operating supportive, residential programs for persons living with HIV/AIDS, Code of Federal Regulations Part 574 and City of Hartford contracting requirements, which include quarterly reports, budget expenditures, programmatic narrative and performance measures. The City also monitors each sponsor receiving HOPWA funds in order to ensure compliance with all terms and conditions of their agreements, i.e. services provided, client eligibility, rent calculations, data collection. On-site and desk monitoring is facilitated by the City's use of HUD's CPD Grantee Monitoring handbook. These comprehensive

measures enable the City to gather information about program participants and better assess program performance, which is critical for making informed judgments regarding whether programmatic changes need to be made to increase client's housing stability and access to care. ESG monitoring is conducted in a similar fashion.

Monitoring annual performance against the Consolidated Plan is an ongoing process. The City utilizes four different benchmarks during the year, as follows: (i) fiscal monitoring, (ii) program monitoring, (iii) fund drawdown process, and (iv) preparation of the Annual Plan and CAPER. These four procedural steps allows the Grants & Administration Division to utilize the quarterly data submitted by sub-recipients, after significant due diligence, to ascertain performance in meeting the goals and objectives set forth in the Consolidated Plan. Fiscal monitoring and the fund drawdown process are especially important tools in monitoring the City's performance, especially when it comes to the timely expenditure of HUD funds. Continuous monitoring in these areas contributes to the City's success in reaching its timeliness goals.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

The activities have been selected as those the City intends to fund with its CDBG, HOPWA, ESG entitlement funds and/or HOME funds, either alone or in conjunction with the investment of other public or private funds, during the period from July 1, 2010 to June 30, 2015 are enumerated on page 65.

Activities that are labeled as priorities are those which are targeted to receive funding from the City's formula grants over the next five years. Activities which are not identified as priorities at this time will not receive Consolidated Plan funding over the next five years without an amendment to the Consolidated Plan.

Much consideration is taken in regards to feasibility of community projects, impact of the costs of larger projects on other priorities, the anticipated funding levels for the Consolidated Plan programs, and other sources of funding that may be available to address established needs.

Because an activity is not a priority in this plan at this time does not necessarily diminish the importance of suggested, or imply that there is no such need in the city of Hartford. Many activities are important needs for the community and may be more comprehensively addressed through other providers and other sources of funding.

2. Identify any obstacles to meeting underserved needs.

The primary obstacle to meeting the needs of underserved groups and/or individuals is the lack of funding or available resources to meet those needs. Hartford is a central city in a relatively affluent region (Fairfield County has the highest per capital income in the country while Hartford is one of the top three poorest cities of its size) and most individuals of low income and with social service needs live within the city. At the same time, Hartford is less able to provide services using tax dollars due because a significant percentage of land is exempt from taxes, (e.g. government buildings, educational institutions, and nonprofit agencies).

Lead-based Paint (91.215 (g))

1. **Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.**

According to the 2000 Census, the median year for the 50,644 housing units built in Hartford is 1952. Due to the manner in which the Census reports such data, it is not possible to determine exactly how many units were constructed prior to 1978 and when lead in paint was prohibited. However, 89.4% of all housing units in Hartford were built in 1979 or before. Therefore, we estimate that 45,075 or 89% of all housing units were built before 1978 and, therefore, can be assumed to contain lead paint.

In determining how many of these units are occupied by low and moderate-income families, we have assumed that the distribution among housing units is roughly comparable to the distribution among the general Hartford population. We have therefore applied 89% to the number of households in various income ranges to estimate the numbers of households in housing with lead paint. These estimates are as follows:

INCOME LEVEL	HOUSEHOLDS ESTIMATED WITH LEAD PAINT
Very Low-Income	16,785
Low-Income	8,880
Moderate-Income	5,880
TOTAL	31,545

2. **Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.**

The City of Hartford, through its Health and Human Services (HHS) Department is addressing both the health and environmental aspects of the lead based paint hazard. The HHS Department, in partnership with the Connecticut Children's Medical Center, St. Francis Hospital, and the University of Connecticut Health Center screen children at-risk for lead poisoning and carry out public awareness and educational campaigns for parents, children, teachers, and health care providers, property owners and public officials. The HHS Department also partners with the UCONN Cooperative Extension System that deals with educating Hartford day care providers about the dangers of lead.

The Department of Housing and Urban Development created a video that serves as an educational tool with the following agencies: Rebuilding Together Hartford, Inc., State of Connecticut Department of Public Health, United States Department of Environmental Protection, University of Connecticut's Cooperative Extension Service, and Home and Garden Television. The video, entitled "Volunteers Opening Doors" explains and demonstrates lead-safe work practices. It is being used to train volunteers and others who may be rehabilitating a home with lead paint. Plans are being made to utilize this video nationally.

In addition, the City's Health and Human Services (HHS) Department is partnering with HUD, the CT Department of Social Services, and the Connecticut Children's Medical Center for the operation of LAMPP (Lead Action for Medicaid Primary Prevention). The goal of the program is to reduce residential lead hazards for low-income children less than six years of age; primarily those who are enrolled in Medicaid and have elevated blood lead levels. The program

combines risk assessments of housing units along with the education of families and property owners. The City's HHS Department monitors the lead abatement process for properties cited as having toxic levels of lead.

Additionally, Community Renewal Team, Inc. (CRT) is operating the Home Solutions Program through which owners of properties occupied by low/mod households may obtain grants between \$10,000 and \$15,000 to abate the lead in their homes. For properties occupied by non-low income people, financing is available as low-interest loans.

Lastly, the City of Hartford has implemented HUD's "Lead Safe Housing Rule" in all housing that is assisted with Federal funds (e.g. HOME and Housing Preservation Loan Fund programs). All lead hazards must be eliminated using lead safe work practices and a clearance report submitted by licensed certified lead technicians before the property can be sold.

The HOME and housing renovation programs managed by the City's Department of Development Services' Housing and Property Management Division, contributes to the reduction in the number of housing units that contain lead-based paint hazards, and increases inventory of lead-safe housing available to extremely low, low and moderate-income families. To accomplish this each program requires that a number of action steps be taken to evaluate and reduce lead-based paint hazards in homes built before 1978. In accordance with the Lead Safe Housing Rule, Hartford's housing programs follow guidelines that may include provisions of the EPA/HUD/Consumer Product Safety Commission brochure entitled, "Protect Your Family from Lead in Your Home," and a HUD Lead Based Paint Notice.

Effective April 22, 2010, all employees and/or all subcontractors working on HPLF projects in homes built prior to 1978, where painted surfaces might be disturbed, must be trained in the use of lead-save work practices. Employees and/or subcontractors must complete or have completed in the past, an EPA approved 8 hour training course to obtain certification to become a "certified renovator."

Divisions of Housing and Property Management and Licenses and Inspections perform visual property inspections and risk assessments to determine the existence of potential lead-based paint hazards. Depending on the type and size of the project, programs require homeowners, developers, and potential homebuyers to notify occupants of lead hazard evaluation and reduction activities. Safe work practices must be utilized while performing standard treatments. Clearance exams must be performed on all surfaces that tested positive for lead-based paint, and on all surfaces presumed to be a lead hazard. Large projects require full abatement and ongoing maintenance through lead management plans.

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

- 1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).**
- 2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the**

jurisdiction must complete an assessment of that specific need. 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.

Response to Questions 1 And 2 Above:

As might be expected, the lower the income of Hartford households, the more likely it is that they will experience housing problems. This relationship holds true for both renters and owners, although the numbers for renters suffering housing problems far exceed the number of owners: 16,634 renter households and 3,372 owner households. In general, the problem being experienced by owners and renters alike is the high cost of housing, which is not affordable when families pay more than 30% of their incomes for housing costs. Additionally, for those with incomes of less than 30% of the Hartford area median family income (HAMFI), high percentages, ranging from 36.7% to 69.5% are paying more than 50% of their incomes in housing costs.

In order to fully understand the magnitude of the income/housing-cost mismatch, it is important to consider the following facts:

- **2008 Median Family Income for Hartford MSA: \$81,000**
- **2008 Median Family Income for City of Hartford: \$28,790**

According to the 2008 Census – American Community Survey, the average number of people per Hartford family is 3.29. In 2008, a family of three at 80% HAMFI would have income of \$55,350 per year, almost twice as much as the Hartford city median family income of \$28,790. The 2000 Census states 35,438 households out of a total of 45,036 have incomes of less than \$50,000. Therefore, approximately 79% of Hartford households are considered “low income” and a majority of them are experiencing housing problems.

As suggested by the large number of renters having housing problems, Hartford has a low owner-occupancy rate of 29.7%. This situation is partly related to the low incomes of residents and partly related to the nature of the housing stock in the city. According to available data from the Census – American Community Survey the total estimated number of housing units in Hartford as of the end 2008 was 52,424. Based upon these figures, the increase in housing units in Hartford since the 2000 Census has been spread across all housing categories. Of the total 52,424 housing units in Hartford, approximately 9,298, or 17.5%, are single-family homes, the most likely type of housing to be owner-occupied; 18,629 or 35.5% are in two to four family structures; and 24,497 or 47% are in 6-family houses and multi-unit buildings. There is a need for additional housing units suitable for owner-occupancy and there is a need to assist residents in preparing themselves to move from renting to home ownership.

Overcrowding is primarily a housing problem for large family renters, as shown in the excerpt below from the Housing Needs Table. For example, although 92.5% of those with incomes less than or equal to 30% of Hartford Area Median Family Income (HAMFI) have a problem, 76.1% pay more than 30% of their incomes in rent. According to the Housing Needs Table, 1,030 families at all income levels are estimated overcrowded. The CHAS affordability data indicates that there are 3,490 vacant rental units; 693, or 21%, have three or more bedrooms and would be suitable for larger families. Of the 198 vacant units for sale, 91 have three or more bedrooms. None are affordable to families with incomes of 30% or less of HAMFI.

Large Related Renter Families:

Income Level	Problem	Cost Burden >30%	Cost Burden >50%
≤ 30% HAMFI	92.5%	76.1%	55.7%
>30 ≤ 50% HAMFI	73.1%	35.3%	3.7%
>50 ≤ 80% HAMFI	49.3%	2.3%	0.0

The Housing Needs Table indicates a disproportionate need among racial and ethnic categories in four groups as shown below.

- Renters 30-50% HAMFI (non-elderly, non-large, non-small)
- Renters 50-80% HAMFI (elderly, non-large, non-small)
- All owner households 30-50% HAMFI
- Owner households 50-80% HAMFI (elderly, non-large, non-small)

Census 2000 Hartford racial profile:

Race	Number	Percentage
Asian	1,898	1.6%
Other Non-Hispanic	4,968	4.1%
White	21,677	17.8%
Black/African American	43,775	36.0%
Hispanic/Latino	49,260	40.5%
Total	121,578	100.0%

The Housing Needs Table noted lead-safe housing, especially for children, as an important need. Almost 90% of Hartford's housing was built before 1978 when lead paint was prohibited so that most housing, unless remediated, still contains lead paint.

In workshops and focus groups, homeless service providers identified the critical need for more supportive housing for the most vulnerable citizens of Hartford. Such housing might be temporary for those getting "on their feet" or permanent for individuals with long-term or permanent issues or illnesses that prevent totally independent living. Such groups may include the frail elderly, people with physical disabilities, victims of domestic violence, dating violence, sexual assault, and stalking, mental illness, mental retardation, or addictions, people being discharged from prisons and other institutions, people living with HIV/AIDS, and the formerly homeless.

In addition, until recently Hartford's downtown has had very little housing. The business community and focus groups have identified workforce housing as a high priority. Goals for making downtown Hartford a vibrant, 24-hour-a-day neighborhood require additional residents and, therefore, additional housing units. The identification of workforce housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

It is also important to note that opinions were expressed during consultations that an important "housing" goal is to raise household income to a level at which families can obtain decent housing within the housing market, rather than undertake a long-term strategy of providing very large housing subsidies to people with no or little income. In other words, there should be a limit to "affordability."

The historic nature of Hartford's housing stock is both an asset and a need. Vacant homes, especially from the Victorian era, may currently be eyesores in the neighborhoods, but provide

an opportunity for additional housing. Many are in danger of demolition due to the high cost of renovations.

Based upon data and discussion, Hartford’s housing needs have been defined as follows:

- An increase in owner/occupied homeownership rate
- A variety of types of affordable housing units for a range of incomes
- Assist eligible Section 8 voucher holders with homeownership opportunities
- Housing for residents with incomes up to 80% of HAMFI
- Increase downtown housing
- Preservation of existing housing stock
- More housing units suitable for ownership
- Larger housing units
- Elimination of vacant buildings and lots through renovation and new construction
- The demolition or renovation of blighted properties
- Elimination of lead paint hazards in housing
- More supportive housing

Priority Housing Needs (91.215 (b))

1. **Identify the priority housing needs in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.**
2. **Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.**

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

Response to Questions 1 and 2 above:

In determining the order in which housing needs should be addressed, the categories of households identified in the Housing Needs Table were first prioritized, using the following formula below.

HOUSEHOLDS	PRIORITY
% of households with housing problems \geq 75%	High Priority
% of households with housing problems \geq 40% < 75%	Medium Priority
% of households with housing problems < 40%	Low Priority

However, because Hartford is committed to increasing its homeownership rate, three categories were made a High Priority, which by percentage alone would have fallen lower on the priority scale. These three categories – small related households, large related households, and all other renter households with incomes between 51 and 80% HAMFI – were given a high priority because of the likelihood that they will be able to move to homeownership from renting with the proper assistance.

The results of this step are noted in the following Priority Needs Table:

PRIORITY HOUSING NEEDS SUMMARY TABLE					
PRIORITY HOUSING NEEDS (HOUSEHOLDS)	PRIORITY NEED LEVEL HIGH, MEDIUM, LOW			UNMET NEEDS	GOALS
RENTER	SMALL RELATED	0-30%	H	5,725	85
		31-50%	M	2,904	90
		51-80%	H	2,715	45
	LARGE RELATED	0-30%	H	1,740	85
		31-50%	M	1,059	80
		51-80%	H	839	20
	ELDERLY	0-30%	M	2,944	25
		31-50%	M	836	25
		51-80%	M	579	15
	ALL OTHER	0-30%	M	4,014	35
		31-50%	M	1,914	35
		51-80%	H	2,194	15
OWNER	0-30%	H	1,637	65	
	31-50%	M	1,583	162	
	51-80%	M	2,550	550	
SPECIAL POPULATIONS		0-80%			
TOTAL GOALS (Number of housing units created/assisted in five-years)		1,332			

The Housing Priorities are noted below:

First Priority: The City’s first order of priority is homeownership. The City will give priority consideration to applications for HOME program funding that propose homeownership, (both rehabilitation and new construction). Housing that accommodates large families (two or more bedrooms) will be preferred. Development proposals that eliminate blight will be given priority. This priority will be addressed primarily under the City’s HOME Program’s: Homeownership Development and HouseHartford Homebuyer Assistance.

In addition, the State of Connecticut Economic and Community Development’s HUD funded Neighborhood Stabilization Program, and the City’s Homeownership Appraisal Gap Financing Program, as well as other housing programs that may be funded in part by CDBG and HOME, will be utilized as funds become available.

Foreclosure Avoidance Options for Upside-Down Mortgages: In support of the City’s homeownership priority this Five Year plan includes a programmatic procedural change to help homeowners threatened with foreclosure. The change involves two options – either assumption of City mortgage debt by the new homebuyer or conversion of City mortgage debt to a grant (the amount that represents the upside-down portion of the existing owner’s mortgage debt that would otherwise prevent a property sale). Procedurally, either option could enable owners to sell their property via a ‘short sale’ - versus losing the property through a bank foreclosure action. The City is taking these steps in light of the current

mortgage/housing crisis. For more information see ATTACHMENT B (Foreclosure Avoidance Options for Upside-Down Mortgages).

Second Priority: The City's second order of priority is development of affordable rental properties. Through its HOME Program, the City will fund the rehabilitation of multi-family rental housing properties. Housing development proposals that accommodate the elderly or veterans and/or eliminate blight will be given priority. Generally, housing that accommodates large families (two or more bedrooms) will be preferred.

Third Priority: The City's third priority is the preservation of its existing housing stock. CDBG funds will be used to maintain, preserve and improve the existing housing stock through small home improvement loans to property owners in Hartford's neighborhoods. Owner-occupied single-family (one-to-four units) properties will be given priority. This is accomplished through the City's Housing Preservation Loan Fund Program and its Porches Program.

3. Describe the basis for assigning the priority given to each category of priority needs.

The needs identified in the section of this plan entitled Housing Needs (91.205) as related to homeownership were then prioritized as High Priorities. The City of Hartford's Mayor and Court of Common Council have identified increasing the city's homeownership rate, particularly amongst minority groups as essential to making Hartford a healthier, safer, and more attractive community.

To accomplish the second priority and better facilitate the HOME Program's rental development activity through rehabilitation of multi-family properties (5+ units) - HOME funds may also be used for refinancing existing debt under the guidelines noted below. The cost to refinance existing debt, secured by housing that is being rehabilitated with HOME funds, may be an eligible expense under the following circumstances:

- Rehabilitation must be the primary eligible activity. Refinancing may only be eligible when total rehabilitation costs per unit are \$50,000.00 or more.
- HOME funds for refinancing existing debt will be disbursed after the rehabilitation is complete, the owner has met all project requirements and Certificates of Occupancy have been issued.
- If the property is occupied a review of management practices will be required to demonstrate that disinvestment in the property has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
- The new investment may be made to either maintain current affordable units or to create additional affordable units.
- The minimum required period of affordability when refinancing as part of a project will be 15 years.
- The investment of HOME funds for refinancing may be made at locations anywhere in the city.
- HOME funds cannot be used to refinance multifamily loans made or insured by any Federal Program, including CDBG.

4. Identify any obstacles to meeting underserved needs.

As noted earlier in the Plan the biggest obstacle regarding providing assistance is the availability of funds for the noted priorities. All too often, property owners who want to renovate their homes have insufficient disposable income to cover the costs of repairs or are declined when applying for home equity loans because of low credit ratings, high loan-to-value ratios and/or high consumer debt. In addition, potential homeowners who want to buy homes

are declined when applying for a mortgage loan because of insufficient cash for down payments, low credit ratings, and high consumer debt.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. **Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.**
2. **Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).**
3. **Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note - beds in nursing homes do not meet the goal of affordable housing.**

Response to Questions 1-3 above:

General Overall

The Hartford Housing Market is one of the most dynamic and diverse in all of New England. The City has a unique mix of affordable housing and market rate housing, both for rental and homeownership. The most important driver of any housing market is the general health of the local and national economies. Hartford like so many other municipalities has experienced unprecedented upheaval in its housing market due to unemployment and, primarily, to the creation, widespread use, and the eventual demise of subprime loans over the past three to six years. Hartford homeowners, and the housing market as a whole, continue to struggle with foreclosure activity. The next five years of planned housing activity and strategic goals outlined in Hartford's 2010-2014 Consolidated Plan will be greatly influenced by the foreclosure crisis of 2008.

Hartford's Housing Market: Conditions, Statistics and Characteristics:

Currently, the City of Hartford has a 3-1 ratio regarding tenant occupied (70.3%) vs. owner occupied (29.7%) properties. One important factor in explaining this ratio rests with the existing housing stock in Hartford. The American Community Survey reports that only 17.5% of the City's housing stock are single unit structures. 82.5% of residential units consist of multi-family housing, most of which is tenant occupied. Although Hartford's 29.7% owner occupancy rate lags behind the rest of the State, this figure represents a 3.4 percentage point increase over the 2005 rate of 26.3% - a positive indicator from a homeownership perspective.

The City of Hartford's number one priority is to increase homeownership. Hartford has historically possessed the State's lowest homeownership rate; currently at 29.7%. The City has long recognized the need to improve this rate and has utilized a number of federally funded housing programs for that purpose.

It is important to mention the two main conditions that have historically presented the City with the homeownership challenges it has faced. The first is unemployment. Hartford has long outpaced national and state percentages for joblessness. In May of 2009, the national and state unemployment rates reached 9.5% and 8.5 respectively. During that same period, Hartford suffered from a crushing 13.5% jobless rate. According to citydata.com, the unemployment rate was as high as 14.4% in October of 2009. Simplyhired.com, a jobs search website, reports the rate may have climbed as high as 19.1% in the first months of 2010.

The second is Hartford's poverty rate. According to the 2008 American Community Survey, 33.5% of Hartford's citizens fall under the poverty rate. The 2008-2009 poverty threshold according to the Department for Health and Human Services is \$22,050. The city's median family (also known as household) income is \$28,790.00.

Hartford's housing prices saw an unprecedented increase during the period between 2000 and 2007. At its height in 2007, the housing boom produced a percentage increase of 86.6% from 2000 levels. By comparison, 2008 and 2009 saw steep declines. Median home prices fell 25% in 2009 from 2007 levels and 18.4% from 2008 levels.

TYPE OF HOUSING	2007	2008	2009
One-family	\$168,000	\$155,000	\$126,500
Condominium	\$ 82,000	\$ 79,250	\$ 87,000

Many Hartford homeowners who sought to sell found that the recession/foreclosure induced housing value decreases of 2008 and 2009 resulted in many owners owing more on their mortgages than their homes were worth. This forced homeowners to un-list their properties or abandon the thought of selling altogether, which ultimately led to the type of sales numbers observed below.

The number of single family and condo sales in 2009 declined 44.2% from the high of 2007. Although the median price for condos improved in 2009, the number of condo units sold declined:

SIZE OF HOME	2007	2008	2009
One-family	360	247	237
Condominium	239	138	97
Total Sales	599	385	334

One bright spot for property sales in Hartford occurred recently in the Q4 of 2009. For single family homes, the number of sales increased 32.1% from the Q4 last year. Additionally, the median sales price of \$150,000 in Q4 2008 fell only seven-tenths of 1% to \$149,000. Most observers agree that historically low interest rates, lower sales prices, and the Federal government's tax credit incentives have played a role in this small, but positive turnabout.

Although Hartford has an affordable and attractive housing stock, there remains a large percentage of the Hartford population who cannot afford to purchase a home. Some of the factors have been mentioned. The City will encourage its citizens to save for down payments and to get involved with credit counseling agencies, the two main reasons why households with sufficient monthly incomes fail to purchase homes. The City will have to efficiently use its resources to provide "deep subsidizes" to prospective homeowners whose incomes fall at or below 50% HAMFI. This action will make the dream of homeownership possible, affordable, and sustainable for hundreds of Hartford citizens. The Neighborhood Stabilization Program, The HouseHartford Program, and CHFA's Down payment Assistance Program are examples of how federally funded programs on state and local levels are providing down payment

assistance and subsidize to increase homeownership for those who ordinarily would not qualify from an income perspective.

The demand for housing assistance far outstrips funding availability. There are reasons and circumstances that explain Hartford’s unique situation. The following table summarizes the status of Hartford’s population and housing data at three points in time (1990, 2000, and 2008).

CENSUS DATA	1990 CENSUS	2000 CENSUS	2008 UPDATE
POPULATION DATA			
Total Population	139,739	*121,578	117,900
Group Population	8,320	7,898	5,355.
Household Population	131,419	116,223	112,545
Avg. Household Size	2.55	2.58	2.50
HOUSING DATA			
Total Housing Units	56,098	50,664	52,424
Occupied Housing Units	51,464	44,986	44,560
Vacant Housing Units	4,634	5,6585	7,864
Vacancy Housing Rate	8.26%	11.2%	15%

*The total population for 2000 Census is 124,123. Although the Census data does not reflect this, the count of 121,578 is an undercount and did not take into consideration the 2,543 University of Hartford students. Source: Hartford Planning Department

Significant loss of population, high chronic unemployment, and high poverty levels led to an over-supply of housing and reduced demand for new and existing housing. In turn, the increase in vacancy rates contributes to the deterioration of housing quality and neighborhood blight. The decline in demand for new housing and over-supply of existing housing leads to reduced housing prices – and, ultimately, a depressed housing market. The effects of the foreclosure crisis, brought on by the re-pricing of subprime loans, added to the underperformance of the housing market. A glut of foreclosed properties (approx. 271) and an undetermined number of “short sales” hit the open market between 7/08 and 12/09, causing further deterioration to Hartford’s housing prices.

As of March 2010, there are currently 216 1-4 family homes on the market. Many are bank owned and many have been discounted tremendously. It is the Hartford’s mission to help create the conditions necessary to enable as many of its willing citizens to realize affordable homeownership. With our private partners, we can work to increase the number of qualified prospective buyers to claim the large numbers of homes currently available for sale.

Analysis of housing conditions in Hartford suggests that a pattern of abandonment and deterioration has indeed taken place in the wake of significant population loss over the last 15-18 years, and more recently, due to the recent the foreclosure crisis of 2008. According to the City of Hartford’s Department of Development Services, the last formal count of blighted/boarded/vacant property occurred in 2006 and equaled 167 buildings. As will be discussed later, the City of Hartford will seek to take advantage of its newly passed Anti-Blight Ordinance in an attempt to aggressively reduce the number of blighted buildings littered throughout our neighborhoods. A number of the residential structures still in use in Hartford are in fair to poor condition. Their condition is closely related to the age of the housing stock. As is the case in many cities in the Northeast, much of Hartford’s housing stock is quite old and in need of significant rehabilitation. Almost 52.2%% of the city’s housing units were built prior to 1940, and four-fifths were built prior to 1960.

There is a distinct age difference between the housing stock in Hartford and that of the rest of the region. Only 12.8% of the City of Hartford’s housing was built after 1980. This aging

housing supply presents a number of problems, including the presence of lead-based paint and asbestos. Many of the city's residential structures are showing the effects of long-deferred maintenance in the form of increased numbers of vacant and substandard units. There are few of ongoing programs available through the City and non-profit agencies that currently address the problems of lead, asbestos, and long deferred maintenance in regard to 1-4 family homes. Here are three of the most active.

Lead Action for Medicaid Primary Prevention (LAMPP)

LAMPP is a federally-funded early intervention and preventative program to reduce lead hazards in Hartford's 1-4 Family homes. Since its inception in 2003, LAMPP has remediated a total of 86 properties representing 286 units. Many of these projects were completed jointly with CDBG funds from the City of Hartford's Housing Preservation Loan Fund.

The City's of Hartford's Housing Preservation Loan Fund Program (HPLF)

HPLF is a federally-funded program which provides financing in the form of grants and loans for the preservation and repair of Hartford's existing housing stock and is designed to support efforts to beautify properties and improve Hartford's neighborhoods. The program typically focuses on 1-4 family homes. From 7/2005 to 7/2009, the HPLF program has expended over 5 million dollars in low-interest home improvement loans, representing 393 rehabilitated units. Beginning with this Consolidated Plan time period, for the purpose of determining program eligibility, the HPLF Program will calculate annual (gross) household income using the method defined in 24 CFR Part 5 (formerly referred to as the Section 8 definition).

Generally homeowners who received another funding subsidy from the Housing and Property Management Division, for the purpose of purchasing their property such as Appraisal Gap Financing or HouseHartford Homebuyer Assistance are not eligible to receive HPLF assistance during the affordability period of these other funding programs. However, under special circumstances a homeowner may be eligible for HPLF assistance should the needed repairs pose a threat to the health, safety and/or general well-being of the occupants. Under these circumstances, examples of eligible repairs are lead-based paint remediation, window and door replacement with energy efficiency components, roof and boiler/furnace replacement or repair. The Director of Housing and Property Management has the discretion to approve such exceptions as cited herein.

Neighborhood Stabilization Program (NSP)

NSP is a federally-funded program administered by the City of Hartford whose focus is the acquisition and rehabilitation of foreclosed, bank owned, and abandoned properties. In some instances, blighted and abandoned properties may be demolished in favor of redevelopment. The City, along with its NSP community partners, has identified a number of 1-2 family homes through the City and has begun acquisition and rehabilitation activities.

These programs have made aggressive inroads into addressing the problems of deferred maintenance, lead paint hazards, foreclosed/abandoned 1-4 family properties.

A looming challenge for the City is the disposition of blighted, gutted, and abandoned residential housing stock whose units are in excess of four (4) units. Residential properties with 5 or more units are considered either commercial concerns or investment properties. Rehabilitation financing from city, state, or federal entities, whether loans or grants, is virtually non-existent. Almost all government repair and rehabilitation programs are designed to assist owner-occupied, low to moderate income homeowners of 1-4 family homes. At present, private bank and lending institutions are the only real source of funds available to owners of 5+ units for the purpose of repair and rehabilitation. Due to the lingering effects of the foreclosure crisis (tightened underwriting standards, lower appraisal values, higher LTV requirements, etc.), owners of this property type are finding it difficult to affect the extensive

repairs necessary to improve the property, provide safe, affordable rental housing, and improve the look and feel of our neighborhoods.

Housing Availability for Populations with Special Needs

While Hartford is experiencing an across-the-board shortage of affordable, high-quality housing; shortages are particularly acute for residents with special needs. Although landlords are required by law to make “reasonable accommodations” to adjust the physical layout of an apartment, many of the special needs population are unaware of this and move on to other locations when seeking housing. The local, state and federal agencies (e.g. HUD) that address fair housing on a local and state level are overloaded with requests and complaints about this type of housing. There is a constant effort made by HUD to address these concerns. The City of Hartford believes in addressing these concerns as well. The City has granted \$120,000.00 in CDBG funds for each of the last two fiscal years to Rebuilding Together Hartford, Inc. (RBTH). RBTH is a non-profit organization that provides free home repair, accessibility modification, and energy conservation services for low income Hartford homeowners, particularly the elderly, people living with disabilities, and multi-generational families.

Assisted Housing Units

There are currently 4,784 Section 8 assisted housing units in Hartford (excluding 2,155 managed separately by the Hartford Housing Authority). Approximately 482 of the Section 8 designations are attached to specific sites or projects. The remainder takes the form of certificates or vouchers that are given to families for use in rental units scattered throughout the city. The occupancy rate of assisted units is estimated to be 99%. During the last opening of the City of Hartford Housing Choice Voucher program waiting list over 10,000 qualified applicants were received during a three week application period.

Hartford is facing the possibility of a significant loss of assisted housing units. Many of the HUD moderate and substantial rehabilitation contracts – which were used in the past to attach Section 8 assistance to specific properties as a condition of rehabilitation funding – are expiring. While some contracts have been renewed on a year-to-year basis, others have been converted to tenant-based or portable assistance. With a portable Section 8 certificate, a household has the choice of using the assistance in Hartford or other communities. In recent years, a sizable number of residents have opted to take their housing assistance to Hartford’s suburbs. The City of Hartford implemented the administration of the Housing Choice Voucher Homeownership program. The City of Hartford partnered with Connecticut Housing Finance Authority (CHFA) and their Section 8 Homeownership Program to accommodate twenty-five eligible families and within the next five years the goals are to expand the number of participants. The initial program size is limited based on limited resources available to support the initial implementation of the program (i.e. specific financing and homeownership counseling needed to support this type program). In addition, a smaller, more manageable initial program size will help to ensure that program resources are devoted to the success of the first program participants and thereby help subsequent efforts to expand the program.

Specific Housing Objectives

The housing priorities toward which Hartford’s HUD resources will be targeted during the five-year time period were identified in an earlier section of this plan. To reiterate, these priorities are: 1) expanding homeownership; 2) development of affordable multi-family rental properties – focusing on eliminating blight and accommodating the elderly or veterans; and 3) preservation of existing housing stock. As described in greater detail in earlier sections, these priorities are explicitly linked to Hartford’s low rate of homeownership and high rate of deteriorated housing. During the Consolidated Plan time period, for the purpose of stabilizing neighborhoods - the City may focus investment in designated areas to further these housing priorities.

While HUD resources will play a central role in Hartford's ability to accomplish its priority initiatives, the City is fortunate to have other partners and resources that will make significant contributions to these initiatives. A brief description of these resources adds a context to the presentation of Hartford's specific housing objectives.

The Homeownership Appraisal Gap Financing Program, operated and partially funded by the City, with Capital City Economic Development Authority (CCEDA) funds will also contribute significantly to Hartford's specific housing objectives. The purpose of the program is to support homeownership with financing for rehabilitation and new construction projects. Program proposals that eliminate blight will be given priority consideration. Assistance under the Homeownership Appraisal Gap Financing Program is available to both non-profit and for-profit developers. The program makes possible the rehabilitation of vacant 1-4 unit houses, the construction of new houses on vacant lots, and the reconfiguration of six-family properties into four units or less. The Homeownership Appraisal Gap Financing Program provides deferred second or third mortgages to the homebuyer. This 0%, non-amortizing loans are forgivable after seven years, provided the borrower maintains the property as his/her primary residence for at least 7 years. The maximum loan amount is 40% of the development/construction cost, up to \$40,000 per property and \$20,000 per unit. No more than 20% of the development costs can be "soft" costs.

On May 26, 2009, the City of Hartford Court of Common passed an amended **Anti-Blight Ordinance**. The ordinance gives the City of Hartford more enforcement powers as it relates to blighted structures. Joint inspections are conducted by our building inspector, fire marshal, and health inspector. When violations are found, the owner is given thirty days to bring the structure into compliance. Every violation carries a \$100.00 /day penalty. A severely neglected property possessing four or more violations could begin to see monetary penalties accrue at \$400.00 or \$500.00 /day. The goal of the ordinance is to motivate the owner to ultimately renovate the building. If, however, it is determined that the building is no longer safe, the City will mobilize to demolish the structure using CCEDA funds, CDBG, or general fund dollars that are available for this activity. The City of Hartford will move aggressively to bring blighted properties into compliance.

In response to the current foreclosure crisis, the City Of Hartford in partnership with the State of Connecticut Department of Community Development, will commit in excess of \$2.7 million dollars to fund the **Neighborhood Stabilization Program (NSP)**. The continuing foreclosure crisis has affected each neighborhood in the City, homeowners and renters alike. As lenders have taken possession of foreclosed multi-family structures, tenants have been displaced, creating abandoned bank owned properties.

NSP activities such as acquisition and rehabilitation of bank-foreclosed properties, demolition of blighted structures and the subsequent redevelopment of these properties, along with financing mechanisms to eligible homebuyer's for foreclosed properties, will target reinvestment in areas of greatest need. The NSP funds will serve as a catalyst for neighborhood improvement and build upon existing strategies to generate long-term sustainability. The City will also target areas likely to succeed. These "tipping" neighborhoods are neighborhoods where pockets of foreclosed, abandoned or blighted structures can be converted to homeownership opportunities in order to stabilize the local market and to build upon a historically solid homeowner base.

NSP funds will assist prospective homebuyers in all income categories $\leq 120\%$ HAMFI. The City of Hartford has initiated aggressive strategies by which prospective homebuyer's $\leq 50\%$ HAMFI might realize homeownership and secure long term affordability.

The City of Hartford's NSP will continue to capitalize on an existing housing policy which prioritizes homeownership and forges partnerships with community groups, agencies, community development corporations, and community loan funds already active and successful in all our diverse communities.

Specific Housing Objectives (91.215 (b))

- 1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.**

The City of Hartford's overall housing goal is:

Foster the continued development of homeownership opportunities (with a focus on minority participation), rehabilitation and construction of multi-family, rental housing, and undertake selective demolition of vacant properties that have outlived their usefulness to foster a variety of types of housing units affordable to a range of incomes during the next five years.

To achieve this goal, the City has identified the following Specific Objectives:

- **H-1 HOME Homebuyer Assistance**

To use HOME Program funds to provide down payment and closing cost assistance loans under the HouseHartford Program to 200 families (60 low-income and 140 moderate-income) during the next five years.

- **H-2 Housing Rehabilitation – Single Family Properties**

To use CDBG Program funds to assist existing homeowners with the renovation of 405 units by providing low-interest loans through the Housing Preservation Loan Fund Program and the Porches Program. Funds will be used to assist in the renovation of 250 homeownership units and 155 rental units (50 extremely low-income, 180 low-income and 175 moderate-income) during the next five years. CDBG funds will also be allocated to provide free emergency repairs and accessibility improvements to approximately 100 mostly elderly and disabled low and moderate income residents.

- **H-3 CDBG and CCEDA Homebuyer Assistance**

To use CDBG Program and State Capital City Economic Development Authority (CCEDA) funds for the Homeownership Appraisal Gap Financing Program which will assist 200 persons/households purchase 1 to 4 family homes that will be renovated (CDBG Funds - 50 low income and 50 moderate income and CCEDA Funds - 20 moderate income and 80 low income) during the next five years.

- **H-4 HOME Rental & Homeownership Housing Development**

To use HOME Program funds for the renovation/construction of multi-family rental properties and homeownership properties by developers and Community Housing Development Organizations (CHDO). Approximately 500 units of housing will be developed (360 low-income and 140 moderate-income) during the next five years. CDBG funds will also be allocated towards the acquisition of approximately 20 parcels to build low-income single family housing.

- **H-5 Section 8 Project-Based Assistance Program**

Based on HUD's regulations to allow communities, such as Hartford, to allocate up to 20% of their tenant-based vouchers for Project-Based Assistance, plans will be initiated to allow for a specific number of rental subsidies to be attached to specific rental units which will assist in providing housing for persons with special needs. The City of Hartford Public Housing Authority will allocate additional Section 8 units by utilizing Project-Based assistance for special-purpose vouchers targeted to families with disabilities or the elderly

as the vouchers become available. A funding application was submitted by the City for 100 family Unification Program (FUP) vouchers and partnered with Department of Children and Families' Supportive Housing for Family programs and is awaiting a response from HUD. The Housing Authority will work in conjunction with the "Moving on Initiative" efforts in directing 25 Project-Based vouchers to assist long-term, permanent supportive housing tenants who no longer need intense level of services with rental subsidies.

Section 8 – Homeownership Program: To administer the Section 8 Homeownership Program by accommodating twenty-five eligible families with permanent homeownership within twelve months and expand the number of participants during the next five years.

- **H-6 Housing Counseling**

In conjunction with Housing priorities, CDBG funds will be used to support 1,000 housing counseling, homeownership and low-moderate housing rehabilitation initiatives during the next five years.

- **H-7 Neighborhood Stabilization Program**

NSP funds will be utilized to acquire, rehabilitate and resell 10 bank-owned foreclosed properties. These funds will also provide for the construction of 17 new residential homeowner units through the demolition of blighted properties and the redevelopment of blighted and vacant properties.

- **H-8 Code Enforcement**

Perform code enforcement activities at 500 properties, outside of normal city business hours, in deteriorating areas when such enforcement together with public or private improvements, rehabilitation, may be expected to arrest the decline of the area.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

In 2009, the City received \$2,066,672 of HOME funds. In addition, approximately \$26,000 per month is received in repayments from previous loans. If program entitlement funding and program income levels remain constant, the City reasonably expects to receive approximately \$10 million in HOME funds and approximately \$1.5 million from program income during the course of the five-year plan period. Ten percent of program income funds will be utilized for administrative purposes with the remainder of funds used for rental/homeownership development projects and/or homebuyer assistance. Historically, HOME funds represent only 15% of the total funds invested in projects, with 85% of the funds coming from other sources. This leveraging makes available substantial resources from other private and public funders. Other funds that are expected to be available include \$4.0 million in state CCEDA funds, which will be used for the Appraisal Gap Homeownership Program.

In 2010, the City expects to receive \$400,000 from Housing Preservation Loan Fund repayments. If program income levels remain constant, approximately \$2 million in revolving loan repayments are expected to be available for funding the Housing Preservation Loan Fund during the five-year period. Beginning in 2011, the City expects to request an annual allocation of CDBG funds in the amount of \$600,000 to support the Housing Preservation Loan Fund Program. If this CDBG funding level remains constant, \$2.4 million in CDBG funds are expected to be available for funding the Housing Preservation Loan Fund during the five-year period.

In 2009, the City received \$150,000 in CDBG funds for the Porches Program. Beginning in 2011, the City expects to receive an annual CDBG allocation of \$150,000 in Porches funding. If the Porches allocation remains constant (from 2011-2014) the City expects to receive \$600,000 during the five-year period.

In 2010, the Housing and Property Management Division will be receiving \$ 474,580 in CDBG funds in support of program administration for the Homeownership Appraisal Gap Financing Program and the Housing Preservation Loan Fund Program. If this support remains constant during the five-year plan period, the City reasonably expects to receive a total of \$2,372,900 in support of these programs during the five-year plan period. In cooperation with the Division of Grants & Administration the Housing and Property Management will continue to utilize the remaining balance of \$205,500 Special Economic Development Grant that will be applied to the Appraisal Gap Financing Program.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

Below are responses to following:

1. Number and type of public housing units in the jurisdiction
2. Physical condition of such units
3. Restoration and revitalization needs
4. Waiting Lists
5. Section 504 needs assessment results

1. NUMBER AND TYPE OF UNITS

DEVELOPMENT	PROGRAM TYPE	UNITS
a. LOW INCOME PUBLIC HOUSING UNITS		
Nelton Court, CT-001	Family	120
Dutch Point, CT-029 and 030	Family	90
Mary Shepard Place, CT-003	Family	127
New Community (COT), CT-024	Family-Homeownership	59
New Stowe Village, CT-026, 027, 028	Family-Homeownership	97
Scattered Sites, CT-010, 015, 016, 017	Family	280
Mary Mahoney Village, CT-006	Elderly and Disabled	50
Kent Apartments, CT-007	Elderly and Disabled	39
Smith Towers, CT-008	Elderly and Disabled	200
Knox Apartments, CT-011	Elderly and Disabled	193
LOW INCOME PUBLIC HOUSING UNITS SUBTOTAL		1,255
b. STATE HOUSING PROGRAM UNITS		

DEVELOPMENT	PROGRAM TYPE	UNITS
Westbrook Village	Family	360
Bowles Park	Family	410
STATE HOUSING PROGRAM UNITS SUBTOTAL		770
c. HOUSING CHOICE VOUCHERS		
Housing Choice Vouchers	Family	2,054
HOUSING CHOICE VOUCHERS SUBTOTAL		2,054
GRAND TOTAL		4,079

2. PHYSICAL CONDITION OF UNITS

All Hartford Housing Authority units are inspected by the City of Hartford prior to leasing and meet the City of Hartford's and State of Connecticut's criteria for occupancy by receiving a Certificate of Apartment Occupancy (CAO). Additionally, all HACH properties are regularly inspected by HACH staff to determine that the units meet Housing Quality Standards (HQS) and are maintained and kept in good condition by staff and contractors.

- b. Low Income Housing Units:** The Low Income developments were built and/or substantially rehabilitated on the dates indicated below. Each development has had major renovation and/or remodeling (see capital improvements below) during the past years in one or more of the following areas: kitchen and or bathroom remodeling, mechanical systems up-grades, roof replacement, site improvements, plumbing systems up-grades, electrical system up-grades, elevator up-grades, window replacement and exterior repairs. Over the next five years, the HACH intends to continue upgrades in physical and mechanical plant support for all of the following:
- Mary Shepard Place (1996): fire suppression system upgrade and windows.
 - New Community (COT-New Construction 1998): Continue to promote homeownership thru sales to existing HACH renters and outside families interested in purchasing affordable housing.
 - New Stowe Village (New Construction 2002/2003): Phase 4 will be completed in 2010, consisting of 26 units of replacement housing of three bedrooms each.
 - Scattered Sites (1985): Roofs, bathroom remodeling, kitchen remodeling, mechanical upgrades, site lighting, paving, porches, windows.
 - Mary Mahoney Village (1963): Roofs, mechanical upgrades, paving, site lighting, kitchen remodeling, porches, entry doors, and windows, sidewalks.
 - Kent Apartments (1970): Roof, kitchen remodeling, mechanical upgrades, paving, windows.
 - Smith Towers (1972): Roof, mechanical upgrades, kitchen remodeling, first floor common area improvements, windows, fire sprinklers, security upgrades, New elevator system, and lobby renovations.
 - Betty Knox Apartments (1973): Roof, kitchen remodeling, bathroom remodeling, fire sprinklers, windows, reconfiguration of 18 units into 12 ADA accessible units, paving, emergency generator, elevator upgrades. Site lighting/security upgrades.
- c. State Housing Program Units:** The two moderate income developments, Bowles Park and Westbrook Village, were built in 1950. Each development has had some renovations and/or remodeling over the years but improvements have not kept pace with either development's needs due to unavailability of funding by the State of Connecticut. The last two funding events were for capital improvements in our State Housing Program in 1995 when new roofs were installed in both developments and

2006 for lead remediation and site work (paving streets and parking areas) of which some monies were repurposed for unit rehabilitation. During fiscal year 2010 the Connecticut Housing Finance Authority is expected to dedicate funds for the immediate upgrade of 74 units which are presently off-line due to poor condition.

- d. **Housing Choice Voucher Units in State Housing Program:** Units inspected by independent contractor for compliance with Housing Quality Standards.

3. RESTORATION AND REVITALIZATION NEEDS:

e. **Low Income Developments:**

- Nelton Court: Complete rehabilitation of development.
- Dutch Point: Phases I and II completed under HOPE VI comprising 43 units of low-income public housing. New construction of 56 homeownership units during years 2010 and 2011 will consist of 14 units.
- Mary Shepard Place: Various site improvements; exterior doors, flooring, kitchen remodeling and upgrade of fire alarm and suppression system.
- New Construction of the New Stowe Phase IV: Development of new road and associated building lots.
- Scattered Sites: Vacant unit renovations, flooring, interior doors, windows and site improvements (fencing, drainage landscaping, lighting, sidewalks).
- Mary Mahoney Village: Roof and gutter replacement and remodeled bathrooms.
- Kent Apartments: Bathroom remodeling, hallway lighting and doors, elevator replacement, replacement of exterior lighting and upgrade heating controls.
- Smith Towers: Hallway lighting and doors and elevator upgrade.
- Betty Knox Apartments: Building access and security camera system, elevator upgrade and roof replacement.

- f. **Moderate Income Developments:** Bowles Park and Westbrook Village: Paving, sidewalks, drainage exterior lighting, demolition of fire damaged buildings, bathroom remodeling, kitchen remodeling, interior and exterior doors, flooring, vacant unit renovations, windows and hallway lighting and mechanical upgrades/replacement.

4. WAITING LISTS

The Hartford Housing Authority is accepting applications for the following programs:

- Federal Low Rent 1 bedroom senior housing
- Federal Low Rent 2-bedroom family
- State Moderate Rental 1 and 2 Bedroom

These waiting lists are currently in the process of being purged, meaning that all persons/families are notified that they must contact the HACH to determine continued eligibility, and interest in HACH housing programs. Once the process is completed, the waiting list will be opened to the public. The Authority currently is not accepting applications for the 3 and 4-bedroom waiting lists. Therefore, the need for 3 and 4 bedrooms are not reflected in the statistics listed below.

5. SEC. 504 NEEDS ASSESSMENT RESULTS

HOUSING NEEDS OF FAMILIES			
	# OF FAMILIES	% TOTAL FAMILIES	ANN.TURNOVER
Public Housing (Federal Low Rent)			
Waiting list total	294		40
Extremely low income (<=30% AMI)	263	89%	
Very low income (>30% but <=50% AMI)	25	8%	
Low income (>50% but <80% AMI)	6	2%	
Families with children	268	91%	
Elderly families	4	>1%	
Families with Disabilities	12	4%	
Race/ethnicity (W)	213	72%	
Race/ethnicity (B)	77	26%	
Race/ethnicity (H)	214	72%	
Race/ethnicity	3	>1%	
CHARACTERISTICS BY BEDROOM SIZE (PUBLIC HOUSING ONLY)			
1 BR	23	7%	
2 BR	225	76%	
3 BR	42	8%	
4 BR	40	1%	
5 BR	0	0	
5+ BR	0	0	

HOUSING NEEDS OF FAMILIES ON STATE HOUSING PROGRAM WAITING LIST					
NUMBER OF BEDROOMS	1	2	3	TOTAL	PERCENT
WHITE	4	9	14	27	56%
BLACK	5	9	8	22	44 %
ASIAN	0	0	0	0	0 %
TOTAL NUMBER OF APPLICANTS	9	18	22	49	100%
PERCENT	18.3	36.7	45	100	100 %

HOUSING NEEDS OF FAMILIES IN THE JURISDICTION SERVED BY HARTFORD HOUSING AUTHORITY BY FAMILY TYPE							
FAMILY TYPE	OVERALL	AFFORD-ABILITY	SUPPLY	QUALITY	ACCESS-IBLE	SIZE	LOC
INCOME <= 30% OF AMI	16,101	5	4	3	2	4	City
INCOME >30% BUT <=50% OF AMI	8,264	5	4	2	2	4	City
INCOME >50% BUT <80% OF AMI	6,824	2	2	2	1	4	City
ELDERLY	6,151	2	2	2	1	1	City
INDIVIDUALS WITH DISABILITIES	**8,460	NA	NA	NA	NA	NA	NA
WHITE / NOT HISPANIC	21,677	NA	NA	NA	NA	NA	NA
BLACK / NOT HISPANIC	49,412	NA	NA	NA	NA	NA	NA
HISPANIC	49,260	NA	NA	NA	NA	NA	NA
OTHER, NOT HISPANIC	NA	NA	NA	NA	NA	NA	NA

NA = not available Data: Planning Department, City of Hartford
 CHAS Table 1 C All Households - Jurisdiction, Hartford, CT

** (Non-institutionalized persons 16 - 64 years old with mobility or other limitation)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005 and updates thereafter
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study

- Indicate year:
 Other sources: (list and indicate year of information)
HHA Wait list; 2000 Census Total Population 121,578

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

A. Needs and strategies to serve the extremely low, low and moderate-income families residing in the jurisdiction

NEED 1: SHORTAGE OF AFFORDABLE HOUSING FOR ALL ELIGIBLE POPULATIONS.

STRATEGY 1. Maximize number of affordable units available to the HHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the HHA, regardless of unit size required
- Maintain or increase Sec. 8 lease-up rates by marketing program to owners particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

STRATEGY 2: Increase the number of affordable housing units by:

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

NEED 2: SPECIFIC FAMILY TYPES: FAMILIES AT OR BELOW 30% OF MEDIAN

STRATEGY 1: Target available assistance to families at or below 30 % of AMI by:

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance

- Adopt rent policies to support and encourage work

NEED 3: SPECIFIC FAMILY TYPES: FAMILIES AT OR BELOW 50% OF MEDIAN

STRATEGY 1: Target available assistance to families at or below 50% of AMI by:

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

NEED 4: SPECIFIC FAMILY TYPES: THE ELDERLY

STRATEGY 1: Target available assistance to the elderly by:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

NEED 5: SPECIFIC FAMILY TYPES: FAMILIES WITH DISABILITIES

STRATEGY 1: Target available assistance to Families with Disabilities by:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

NEED 6: SPECIFIC FAMILY TYPES: RACES/ETHNICITIES W DISPROPORTIONATE HOUSING NEEDS

STRATEGY 1: Increase awareness of HHA resources among families of races and ethnicities with disproportionate needs by:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

STRATEGY 2: Conduct activities to affirmatively further fair housing by:

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

B. Strategy For Addressing Restoration And Revitalization Needs

It is the Hartford Housing Authority (HHA)'s goal to rebuild each community to achieve high quality of life expectations through lower densities and modern housing quality standards.

- The HHA will update its plan for the allocation funds for each development's needs as indicated in its five-year plan.
- The HHA will continue to work with the City of Hartford in its efforts to identify properties to develop additional public housing units for public housing families to replace units that were torn down in Charter Oak, Stowe, and Bellevue Square.
- The Dutch Point HOPE VI Project shall be constructed and rehabilitated to be low maintenance and utilize the most recent technology for energy conservation and cost effectiveness. These activities will not result in a net loss of units to the HA.
- The HHA shall continue its efforts to identify and locate partners, non-profit or for-profit, locally or nationally based. These partners will work with the Authority on the acquisition, improvement and/or development of additional housing opportunities for public housing income eligible families.

- The HHA will explore financing options for the redevelopment of Nelton Court, which will require an anticipated budget of \$15 million.
- In addition, the HHA is exploring the option of utilizing its federal replacement housing fund of approximately \$28 million to support the redevelopment of its State developments: Westbrook Village and Bowles Park (this plan is in the preliminary stage and requires approvals, which are yet to be obtained, from the State of Connecticut and from HUD).

C. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA sec. 105 (b)(11) and (91.215 (k)).

STRATEGIC GOAL: IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY

HHA GOAL: Provide an improved living environment

OBJECTIVES:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities) Part of the 5-year goals.

STRATEGIC GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS

HHA GOAL: Promote self-sufficiency and asset development of assisted households

OBJECTIVES:

- Increase the number and percentage of employed persons in assisted families.
- Provide or attract supportive services to improve assistance recipients' employability.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- HHA will encourage, as a condition of providing housing, that all public housing residents access service agencies, including mental health, education, and self help services that support economic opportunity and quality of life, by the end of 2005.

STRATEGIC GOAL: BUILD FAMILIES IN THEIR QUEST FOR ECONOMIC SELF-SUFFICIENCY, SELF – RESPECT AND HOMEOWNERSHIP

OBJECTIVES:

- HHA will encourage, as a condition of providing housing, that all public housing residents access service agencies, including mental health, education, and self help services that support economic opportunity and quality of life, by the end of 2005.
- HHA shall assist a larger number of families to voluntarily move from assisted to unassisted housing by the end of 2005 through homeownership opportunities.

STRATEGIC GOAL: REBUILD EACH COMMUNITY TO ACHIEVE HIGH QUALITY OF LIFE EXPECTATIONS THROUGH LOWER DENSITIES AND MODERN HOUSING QUALITY STANDARDS.

OBJECTIVES:

- During this New Cycle, the HHA shall assist a larger number of families to move from renting to leasing with the Option to Purchase or homeownership. In its efforts to encourage public housing residents to become more involved in the management of public housing units, the HA continues to support resident participation thru resident council activities, and participate in key committees regarding the development of and rehabilitation of units.
- HHA, as a part of the HOPE VI Dutch Point Project, shall incorporate additional acquired units to be used either as homeownership, lease with the option to own, or rental by the end of 2011. These units shall be low maintenance and utilize the most recent technology for energy conservation and cost effectiveness.
- HHA will continue to work with the City of Hartford in its efforts to identify properties to develop additional public housing units for public housing families to replace units that were torn down in Charter Oak, Stowe, and Bellevue Square.
- HHA shall continue its efforts to identify and locate partners, non-profit or for-profit, locally or nationally based. These partners will work with the Authority on the acquisition, improvement and/or development of additional housing opportunities for public housing income eligible families in a mixed financing model.
- HHA will work cooperatively with the City of Hartford and the U.S. Department of Labor to ensure full utilization of the newly built Job Corps Center by public housing, or income eligible public housing residents, which was constructed in the former ABC Section of the Old Charter Oak Terrace Public Housing Development.

D. Other strategic goals

- HHA will explore the possibilities a non-profit 501(c)(3) elderly and family property management company that will focus on providing supportive housing services along with providing traditional property management functions. This organization will manage HHA owned properties and non HHA-held properties, including private developments.
- HHA will explore the possibilities of creating a private Maintenance contracting service entity. The purpose of this operation is to primarily provide repairs, construction improvements and grounds service to HHA-home owners at a discounted rate and engage in private market business. This could conceivably be tenant run, manage or controlled.
- HHA will look into the possibility of developing a wellness facility for families with children that need supportive services.
- HHA will explore all resources that will support, encourage and strengthen families with public housing, including, for example, the healthy marriage program, parents in institutions, and grand families taking care of grandchildren. Along with these initiatives HHA will explore the possibility of developing capacity in-house to address the human/social needs of public housing residents associated with providing supportive services.
- HHA will explore the possibility a not for profit organization and an-in-house program that will train and prepare tenants for business development opportunities under the Section 3 program.

- 2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))**

This question does not apply because HUD has designated the Hartford Housing Authority as a "Standard Performer."

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

- 1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.**
- 2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.**

In recent decades, the City of Hartford has moved to eliminate barriers to affordable housing and has been quite successful. Nonetheless, there are some potential barriers that merit examination. These include state tax policy, limited land availability, and financial obstacles to housing rehabilitation and construction.

Property taxes in Hartford and other urban centers tend to be high due to state policy, which essentially forces cities to rely on property taxes to fund education. These policies contribute to an increased financial burden for Hartford taxpayers. Higher tax rates lead to increases in the costs associated with maintaining residential properties and, in turn, directly affect the affordability of rents. In the past, the City moved to mitigate these issues by offering tax deferrals and abatements. These tax assessment deferrals had been an effective tool for developers of low-income housing. However, in light of the current national financial crisis, such deferrals are no longer feasible. Hartford like other cities is struggling under the burden of heavy debt and are reducing staffing levels and eliminating services. As a result, Hartford has become more reliant on federally funded programs that subsidize home repair and new home construction.

Unfortunately, the City of Hartford has relatively little capacity to reduce its property tax rates. The taxation system in Connecticut forces municipalities to rely almost exclusively on property taxes to fund municipal services, – and service needs within Hartford are disproportionately high because of the city's concentration of low-income residents. Moreover, the recent tax revaluation shifted an even greater portion of the property tax burden to residential properties as a result of a significant decline in commercial property values. The City of Hartford has adopted a Connecticut state statute that allows the placement of an assessment cap on single-family, two-family and three-family properties. This cap lessens the tax burden for homeowners making housing in Hartford slightly more affordable. However, there is no assessment cap for multi-family properties of four or more units.

Since the cost of construction is higher in urban areas than in most surrounding jurisdictions, some prospective developers and property owners may be discouraged from building or renovating within the city limits. In an attempt to lessen this barrier, the City agreed to waive the permit fee for all

properties built or rehabilitated under housing development programs managed by Habitat for Humanity, the Hartford Housing Authority, and Rebuilding Together Hartford, Inc.

Land use controls and availability have also limited Hartford's ability to compete effectively with suburban communities for new housing developments. Geographically, Hartford is a very small city, with a total land area of a little more than 18 square miles. Since most of the city is already highly developed, vacant land suitable for housing development is scarce

Perhaps the most significant barrier to affordable housing in Hartford is the exceptionally high cost of maintaining and rehabilitating the city's aging housing stock. City housing programs currently subsidize the rehabilitation and maintenance required to keep homes safe and decent.

While the City uses some of its CDBG, state and HOME program funds to close such financial gaps, the City is limited in the number of projects that receive such assistance

Lastly, it is important to note, within the 18 square miles that comprises the City of Hartford, resides the most significant portion of all the affordable rental housing in the metropolitan area. Hartford has in the past employed various measures to diminish the barriers to affordable housing, including tax deferrals and abatements in the past, and going forward, Hartford will use Federal, State and City Programs to continue providing incentives to build affordable housing.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. 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.

Nature and Extent of Homelessness

Results of a 2009 Census of the Homeless and Supportive Housing Population of Hartford obtained from a point in time census conducted on January 28, 2009 was a dual component study counting individuals and included a series of in-depth interviews. The tables that follow reflect this data.

Where did the person sleep on January 28, 2009? Total Number of People in Households

LOCATION	HOUSEHOLDS	CHILDREN	ADULTS	TOTAL (CHILDREN AND ADULTS)
Outside*	19	0	19	19
Shelter*	410	277	422	699
Transitional*	318	245	336	581
Sub Totals**	747	522	777	1,299
Supportive	511	155	542	697
TOTAL	1,258	677	1,074	1,996

*Homeless categories **Add outside, shelter, transitional, supportive

Needs for Facilities and Services for Individuals and Families with Children

Individuals living outside: The point-in-time census enumerated 19 individuals who were known to be living outside on the evening of the census. Those living outside tend to be single men with a median age of 49.

Clients in shelters: The point-in-time census enumerated 410 clients who slept in shelters on the night of the census. The median age of the shelter population was 44 years. Almost 77% were male and 39% were of Latino/Hispanic ethnicity (of any race), 38% were Black, and 27% White. We noted that 21% of the shelter population reported a history of incarceration, and 46% of those with a history were currently under Connecticut Department of Correction supervision, i.e. parole, probation, or transitional supervision.

Problems faced by individuals in shelters: While 17% of the shelter population was involved in some form of work for pay, lack of employment was the number one contributing factor to shelter households. When we compared the households with children (121 households reported having children) to those households without children (289 household reported no children), we found that lack of employment, lack of affordable housing, insufficient income, and family problems were the top factors for each group. Greater percentages were noted among shelter households with children. Experiences of doubling up, domestic violence and eviction (formal and informal) tended to affect households with children to a greater degree than those without children. The households without children tended to be more affected by HIV/AIDS, medical problems, substance abuse, mental illness, and disabilities.

Unmet needs of individuals in shelters: Overall, long-term, permanent supportive housing, job placement, job training, financial assistance, transportation and clothing were the top six unmet needs in the shelter population. When we compared the households with children (121 households reported having children) to those households without children (289 household reported no children), we noted differences. The households with children were more likely to be in need of education and training, job training and placement, money management, and family therapeutic services. The households without children were more likely to be in need of food, clothing, immediate shelter, medical benefits, medical care (including dental and eye services), and substance abuse treatment.

Clients in transitional housing programs: The point-in-time census enumerated 318 clients who slept in transitional housing programs on the night of the census. The median age of the transitional population was 43 years. Sixty percent were male and 28% were of Latino/Hispanic ethnicity (of any race), 50% were Black, and 29% White. Six percent reported that they had served in the military, one-third of these veterans were female. We noted that 27% of the transitional population had a history of incarceration; 51% of this population reported that they were currently under some type of supervision by the Connecticut Department of Correction, i.e. parole, probation, or transitional supervision.

Problems faced by individuals in transitional housing programs: While 40% of the transitional housing population was involved in some form of work for pay, lack of employment was the number two contributing factor to homelessness among transitional households. When we compared the households with children (123 households reported having children) to those households without children (195 households reported no children), we found that lack of affordable housing, lack of employment, and insufficient income were the top three factors for each group. However, households without children reported medical problems and drug abuse as factors number four and five, respectively. Households with children cited family problems and drug abuse. Experiences of mental illness, substance abuse, and jail or prison tended to affect households without children to a greater degree than those with children. Experiences of domestic violence, doubling up, and lack of education tended to affect households with children to a greater degree than those without.

Unmet needs of individuals in transitional housing programs: Overall, long-term, permanent supportive housing, job placement, transportation, education, and job training were the top five unmet needs in the transitional housing population. When we compared the households with children (131 households reported having children) to those households without children (195 households reported no children), we found that the households with children were more likely to be in need of education and training, job training and placement, parenting skills, and family therapeutic services. The households without children were more likely to be in need of food, clothing, medical benefits, medical care (including HIV/AIDS care and dental care).

Clients in supportive housing: The point-in-time census enumerated 511 clients who slept in supportive housing programs on the night of the census. The median age of the supportive housing population was 49 years of age. Nearly 55% (53.4%) of the population were male and 30% were of Latino/Hispanic ethnicity (of any race), 40% were Black, and 35% White. Four percent reported that they had served in the military. We noted that 13% of the supportive housing population had a history of incarceration. Among those in supportive housing with a history of incarceration, 33% reported that they were currently under some type of supervision by the Connecticut Department of Correction supervision, i.e. parole, probation, or transitional supervision.

Problems faced by individuals in supportive housing: The most common problem or issue facing those in supportive housing was mental illness, a factor that continues to rank in the top five contributors to homelessness for this population. When we separated the households with children (104 supportive housing households had children) from the households without children (407 supportive housing households did not have children) we noted substantial differences. The households with children were more likely to have family problems, income not meeting their needs, and medical needs, while the households without children were more likely to be experience mental illness.

Unmet needs of individuals in supportive housing: Job training, job placement, dental services, transportation, and education were the top five most commonly endorsed unmet needs for the supportive housing population. Households with children were likely to need parenting skills, family therapy, education and training and domestic violence services.

At Risk Population: According to the 2006-2008 American Community Survey (U.S. Census, 2008), 32.5% of individuals and 29% of families lived below the poverty level in Hartford. The percent of children less than 18 years of age who lived in poverty was staggering at 45.9%.

Hartford was predominately female (51.7%) and minority – 38.0% Black; 38.5% Hispanic (any race); 30.9% White; and 2.6% Asian. The 2008 per capita income (inflation adjusted) for Hartford is \$17,847 (U.S. Census, 2008); low compared to the neighboring towns – West Hartford’s per capita of \$41,854, East Hartford’s of \$23,304, and the state – \$37,083. Hartford residents were

young and predominately minority. The median age in the city was 30.1 years, 28.5 years for males and for females 31.6., compared to 39.1 for Connecticut.

Education levels among Hartford residents were much lower compared to the state. Over 88% of Connecticut residents (N= 2,352,649) 25 years of age and older had at least a high school diploma and 35% held a Bachelor degree or higher (U.S. Census, 2008). Among the estimated 69,459 Hartford residents 25 years of age and over, only 67.9% earned a high school diploma – 31.0% had less than a high school education, 33.7% were high school graduates, 23.3% possessed some college or an earned associate’s degree, and 14.5% earned a bachelor’s degree or higher (U.S. Census, 2008).

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

Overview of the Point-in-Time Census, January 28, 2009: For the current census, a total of 1,258 households, representing 1,074 adults and 677 children, were enumerated for the evening of January 28, 2009. The table below compares the 2009 enumeration to the previous two counts.

TOTAL NUMBER OF PEOPLE IN HOUSEHOLDS			
	2007	2008	2009
Households	1275	1197	1258
Children	233	691	677
Total Adults	1320	1247	1319
Total Persons	1553	1938	1996

From Exhibit One - Subpopulations from the 2009 Hartford Point-in-Time Count

	SHELTERED	UNSHELTERED	TOTAL
Chronically Homeless (Federal definition)	197	12	209
Severely Mentally Ill	192	2	194
Chronic Substance Abuse	373	9	382
Veterans	55	5	60
Persons with HIV/AIDS	95	1	96
Victims of Domestic Violence	81	5	86
Unaccompanied Youth (Under 18)	0	0	0

Methodology: The Hartford Continuum of Care and the Connecticut Coalition to End Homeless reviewed the survey items and administration protocols for the census. There 1,750 Census forms distributed to all of the emergency, transitional and supportive housing programs in Hartford one week preceding the January 2009 count. The number of Census forms each provider received was determined by the number of beds reported on the HUD Housing Inventory Chart the year prior plus an additional 10 percent. Each Census form carried a unique number to help track the number of surveys returned from each agency and ease data entry. Additionally, service providers kept a roster of survey numbers and corresponding households to improve data accuracy and clarify any illegible or confusing responses. To protect the confidentiality of the homeless individual or family, each service provider secured their agency's roster. Each service program administrator received detailed instruction in how to fill out the census form on each household (individual or family) that slept in their respective programs the night of the census. Transitional and supportive programs were included if they primarily served homeless individuals. This year, as in 2008, items from the Statewide Point-In-Time Survey were incorporated into the Hartford Census form.

Summary of the count of Hartford's homeless and supportive housing population on January 28, 2009:

- Households 1258
- Children 677
- Total Adults 1319
- Total Persons 1996

Shelter Population

- The point-in-time census enumerated 410 clients who slept in shelters on the night of the census.
- Median age of the shelter population is 44 years.
- Almost 77% were male
- 39% were of Latino/Hispanic ethnicity (of any race), 38% were Black, and 27% White.
- 21% of the shelter population reported a history of incarceration, and 46% of those with a history were currently under Connecticut Department of Correction supervision, i.e. parole, probation, or transitional supervision.
- 17% of the shelter population was involved in some form of work for pay.
- Lack of employment was the number one contributing factors to shelter households.
- Households with were more likely to have had experiences of doubling up, domestic violence and eviction (formal and informal)
- Households without children tended to be more affected by HIV/AIDS, medical problems, substance abuse, mental illness, and disabilities.
- Long-term, permanent supportive housing, job placement, job training, financial assistance, transportation and clothing were the top six unmet needs in the shelter population.
- Households with children were more likely to be in need of education and training, job training and placement, money management, and family therapeutic services.
- Households without children were more likely to be in need of food, clothing, immediate shelter, medical benefits, medical care (including dental and eye services), and substance abuse treatment.

Transitional Housing Population

- The point-in-time census enumerated 318 clients who slept in transitional housing programs on the night of the census.
- The median age of the shelter population is 43 years.
- 60% were male
- 28% were of Latino/Hispanic ethnicity (of any race), 50% were Black, and 29% White.
- 6% reported they had served in the military, one-third of these were female.

- 27% of the transitional population had a history of incarceration. Among those in transitional housing with a history of incarceration, 51% reported that they were currently under some type of supervision by the Connecticut Department of Correction, i.e. parole, probation, or transitional supervision.
- 40% of the transitional housing population was involved in some form of work for pay.
- Lack of employment was the number two contributing factor to homelessness among transitional households.
- Households with and without children reported that the lack of affordable housing, lack of employment, and insufficient income to meet basic needs as the top three factors contributing to homelessness.
- Experiences of mental illness, substance abuse, and jail or prison tended to affect households without children to a greater degree than those with children.
- Experiences of domestic violence, doubling up, and lack of education tended to affect households with children to a greater degree than those without.
- Long-term, permanent supportive housing, job placement, transportation, education, and job training were the top five unmet needs in the transitional population.
- Households with children were more likely to be in need of education and training, job training and placement, parenting skills, and family therapeutic services.
- Households without children were more likely to be in need of food, clothing, medical benefits, medical care (including HIV/AIDS care and dental care).

Supportive Housing Population

- The point-in-time census enumerated 511 clients who slept in supportive housing programs on the night of the census.
- Median age of the supportive housing population was 49 years of age.
- 53.4% of the supportive housing population was male.
- 30% were of Latino/Hispanic ethnicity (of any race), 40% were Black, and 35% White.
- 4% reported that they had served in the military.
- 13% of the supportive housing population had a history of incarceration, and 33% of this population reported that they were currently under some type of supervision by the Connecticut Department of Correction supervision, i.e. parole, probation, or transitional supervision.
- Mental illness was the most common problem or issue facing those in supportive housing.
- Households with children were more likely to have family problems, income not meeting their needs, and medical needs.
- Households without children were more likely to be experience mental illness.
- Job training, job placement, dental services, transportation, and education were the top five most commonly endorsed unmet needs for the supportive housing population.
- Households with children were likely to need parenting skills, family therapy, education and training and domestic violence services.

Recent trends regarding the Homeless Population

Factors resulting in an increase or decrease of the sheltered population: The total number of sheltered households has increased over the last two years - 2009 (N=718), 2008 (N=691), and 2007 (N=691). This rise may be due to the increased unemployment rate in the state and region and the continued budget reduction in social service programs which were directly related to the instability of the national and state economies. In response to the state budget cuts and the uncertainty of the economy, providers had to restructure and/or shutter programs.

The number of households with dependent children decreased slightly in 2009 (N=244) compared to 2008 (N=252). However, this may be indicative of friends and relatives being more willing to take care of homeless person when children are involved. Again, this rise may

be due to the increased unemployment rate in the state and region and the continued budget reduction in social service programs which were directly related to the instability of the national and state economies. In response to the state budget cuts and the uncertainty of the economy, providers restructured and/or shuttered programs for agency and program survival. Thus, families could have been turned away.

Factors resulting in an increase or decrease of the sheltered subpopulations: The subpopulations of chronically homeless, persons with mental illness and persons with HIV/AIDS all increased compared to 2008, while decreases were noted for chronic substance users, veterans, accompanied youth and victims of domestic violence. The decrease among the subpopulations may be due to the continued state budget cuts in social service programs and the instability of the national and state economies. Due to these cuts and uncertainty of the economy, providers restructured and/or shuttered programs for agency and program survival. For example, the only unaccompanied youth shelter was closed. People who are living paycheck to paycheck easily slip into homelessness. The continued budget cuts in social service programs and instability of the national and state economies also impact the Hartford's most vulnerable citizens. One exception to this trend is the addition of permanent supportive housing units for veterans. Two veterans programs opened in the Greater Hartford Region in 2009, helping to reduce the number of homeless veterans.

Needs Analysis

The analysis reflects the findings of the census of the homeless conducted on January 28, 2009. The analysis draws freely from survey responses collected from emergency, transitional, and supportive housing programs in Hartford, as well as data collected from shelter outreach teams for the unsheltered. Despite the thoroughness of the count, Hartford has so many vacant buildings used for shelter by the homeless, it is inevitable that some who sought shelter were missed.

Homelessness in Hartford results from a wide-range of circumstances, typically involving one or more of the following factors:

- Building problems: fire, unfit building, crime, overcrowded apartment.
- Family problems: domestic violence, ejection from family member's home where previously "doubled up."
- Health problems: disability, illness or other medical problems (HIV/AIDS in particular).
- Alcohol and/or substance abuse problems, including recent discharge from treatment programs.
- Mental health problems, including recent hospital discharge.
- Income problems: eviction, expiration of welfare benefits, inadequate income, and unemployment.
- Prison: recent release without a job to provide income

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

Hartford's Continuum of Care (Continuum)

Hartford service providers have made considerable progress in building a coordinated Continuum of Care to provide outreach, emergency shelter, transitional housing, and the supportive services needed to help the homeless move toward independence and self-sufficiency. Hartford's multi-agency collaborative, called the Continuum of Care (Continuum), meets regularly to assess needs, identify and plan to close gaps and coordinate efforts within the city and the Greater Hartford area. As a result of these efforts substance abuse and mental health services and/or referrals are available at all shelters; and job-training programs help homeless individuals achieve self-sufficiency. The Continuum also includes services to help prevent homelessness among those who are at greatest risk: people and families with very limited incomes and the kinds of personal problems that make them just one step away from homelessness.

The Continuum provides aggressive outreach conducted by workers from all the agencies who work with the homeless and people who are at greatest risk. These efforts include mental health and behavioral health teams working with shelters, veterans' outreach, AIDS prevention programs, the Hartford Public Schools' homeless coordinator, the Connecticut Departments of Social Services (DSS), Children and Families, and Mental Health, and others.

The Homeless Service System

Entry into the homeless service system typically begins with the emergency shelters, meal programs, and outreach to the homeless on the streets. The shelters work toward going beyond simply providing a bed for the night, offering meals, counseling, medical care, assistance in finding permanent housing and referrals to supportive services needed to enable the homeless individual or family to work toward independence. Transitional housing programs typically provide longer-term and more intensive services such as substance abuse treatment, job training and other social services – all aimed at developing and implementing plans that lead to self-sufficiency. For those who need even longer-term assistance to live independently, permanent supported housing (which typically provides housing for five years or longer), is also part of the continuum. For example, Plimpton House, run by South Park Inn, plays a unique role in the continuum by providing long-term assistance in a congregate living situation for former homeless with multiple and acute barriers to self-sufficiency. Each of Hartford's shelters is different in the culture and the population they serve. The Continuum is a sophisticated, culturally competent system that functions to address the needs of Hartford's homeless.

Journey Home

Founded in 2007, Journey Home Inc is the non-profit corporation established to lead the implementation of the Capitol Region's Ten Year Plan to End Homelessness. Journey Home's mission is to foster a caring community that ensures a home for all. Journey Home works to encourage collaboration and facilitate innovation.

Journey Home is the direct consequence of a multiyear planning process run by the City of Hartford that took place from 2004 through 2007 and included the participation of more than 150 stakeholders throughout the Capitol Region. This process resulted in an action plan that lays out specific proven strategies to end homelessness, emphasizing immediate placement into permanent housing, along with essential support services and rent assistance, for chronically homeless people.

Outreach and Assessment

The Continuum network of homeless service providers has a very active and coordinated set of homeless outreach teams. Teams meet regularly and have strong communication systems to facilitate referrals, resource sharing, and service matching to provide the most effective engagement opportunity for unsheltered persons. The HOPE Team provides behavioral health clinical expertise and training to all shelters and outreach teams, particularly helpful in reaching chronically homeless persons. In addition, teams are trained in mainstream resource connections, and perform outreach activities at different times of day to increase coverage.

EMERGENCY SHELTERS: Emergency Shelters in Hartford: Emergency shelters serve individuals and families who have no other place to go. Generally, the emphasis in the shelter is on helping the person in crisis, by referring him/her to services that can help resolve problems and find permanent housing.

PROGRAM INFORMATION		TARGET POPULATION		HUD FUNDING	ALL YEAR-ROUND BEDS/UNITS			
		A	B	Receive McKinney Vento	Family Beds	Family Units	Indiv Beds	Total Yr-Round Beds
Community Renewal Team Inc.	McKinney Shelter	SM		Yes	0	0	88	88
CT Department of Social Services	Shelter Apartments	HC		No	0	0	0	0
Hartford Regional Lead Treatment Center	Lead Safe House	HC		No	0	0	0	0
Immaculate Conception Shelter & Housing Corp.	Immaculate Conception Shelter	SM		Yes	0	0	60	60
Interval House	Interval House Shelter	SFHC	DV	No	17	7	3	20
Salvation Army	No Freeze Shelter	SM		No	0	0	0	0
Mercy Housing & Shelter	Short Term AIDS	SMF		No	0	0	10	10
Mercy Housing & Shelter	St. Elizabeth Shelter	SMF		Yes	0	0	16	16
Salvation Army	Marshall House Family	SFHC		Yes	24	9	3	27
The Open Hearth Association	Emergency Shelter	SM		No	0	0	25	25
YWCA of the Hartford Region Inc.	YWCA Emergency Shelter	SF		Yes	0	0	12	12
Salvation Army	Women & Family Overflow	SFHC		No	0	0	0	0
South Park Inn	Emergency Shelter	SMF+ HC		Yes	40	20	45	85
SUBTOTALS					81	36	262	343

The 2008 and 2009 point-in-time counts show only a small increase in the number of unsheltered individuals, just one individual. As for the unsheltered people, most are highly resistant to moving indoors, and are already known to outreach team members. Three of the unsheltered persons had been in shelter that day and chose to leave to sleep out of doors, despite best efforts to encourage them to stay. We have not encountered unsheltered families with dependent children present in years.

TRANSITIONAL HOUSING: Transitional Housing in Hartford: Transitional programs serve as a mid-point between shelters and the street and permanent housing. Typically clients stay in transitional housing for up to two years. Clients pay a modest amount for room and board and generally have their own rooms. Most programs offer either treatment programs themselves (generally for substance use or mental illness) or help the clients receive treatment from other providers.

PROGRAM INFORMATION		TARGET POPULATION		HUD FUNDING	ALL YEAR-ROUND BEDS/UNITS			
Organization Name	Program Name	A	B	Receive McKinney Vento	Family Beds	Family Units	Indiv Beds	Total Yr-Round Beds
ADRC	ADRC	SMF		No	0	0	3	3
Community Renewal Team Inc.	Project Byrne	SMF		No	0	0	15	15
Community Renewal Team Inc.	Project TEACH	SMF		Yes	0	0	20	20
Community Renewal Team Inc.	Supportive Housing Collaborative	HC		Yes	98	30	0	98
Community Renewal Team Inc.	THSDV	SFHC	DV	No	20	8	0	20
Hands on Hartford	Peter's Retreat	SMF	HIV	No	0	0	9	9
House of Bread	House of Bread Transitional Housing	SMF		No	0	0	23	23
Mercy Housing & Shelter	AIDS/Transitional	SMF+ HC	HIV	No	42	18	6	48
Mercy Housing & Shelter	Community Respite	SMF		No	0	0	10	10
Mercy Housing & Shelter	St. Elizabeth's Transitional	SMF+ HC		Yes	0	0	32	32
Tabor House	Tabor Men's House	SM		No	0	0	5	5
My Sisters' Place	Transitional Living Program	SFHC		Yes	45	15	3	48
South Park Inn	Transitional Living Program	SM		Yes	0	0	33	33
Tabor House	Tabor Women's House	SMF		No	0	0	7	7
The Open Hearth Association	DOC-TLP	SM		No	0	0	85	85
YWCA of the Hartford Region	Soromundi Commons Transitional	SMF		Yes	0	0	13	13
Mercy Housing & Shelter	Catherine's Place	SF		No	0	0	15	15
SUBTOTALS					205	71	279	484

PERMANENT SUPPORTIVE HOUSING: Permanent Supportive Housing in Hartford: Supportive housing is permanent housing for individuals and families who have been homeless or who are at high risk for homelessness. The programs generally offer housing (often in scattered sites) and a range of support services to help individuals and families to retain their housing and not return to homelessness.

PROGRAM INFORMATION		TARGET POPULATION		HUD FUNDING	ALL YEAR-ROUND BEDS/UNITS			
Organization Name	Program Name	A	B	Receive McKinney Vento	Family Beds	Family Units	Indiv Beds	Total Year Round Beds
DMHAS - Capitol Reg Mental Health Center	S+C Family Grant	SMF+ HC		Yes	34	10	5	39
DMHAS - Capitol Reg Mental Health Center	S+C 1993 TRA	SMF+ HC		Yes	31	11	145	176
DMHAS - Capitol Reg Mental Health Center	CRT - Shelter+Care	SMF		Yes	0	0	4	4
Catholic Charities	Next Steps Initiative	HC		No	35	14	0	35
DMHAS- Chrysalis Center	Community Housing & Health Services	SMF	HIV	No	0	0	24	24
DMHAS- Chrysalis Center	Hudson View Commons	SMF		Yes	0	0	14	14
DMHAS- Chrysalis Center	Project Hearrt + Next Steps	SMF		Yes	0	0	111	111
Hands on Hartford	Peter's Retreat - PSH	SMF+ HC	HIV	No	9	3	17	26
Hands on Hartford	Peter's Retreat -Scattered Site	SMF	HIV	No	0	0	5	5
Immaculate Conception Shelter & Housing	Casa De Francisco I, II & III	SMF		Yes	0	0	52	52
Immaculate Conception Shelter & Housing	Casa De Francisco IV	SMF		Yes	0	0	10	10
Mercy Housing & Shelter	AIDS MH Supportive Housing	SMF		No	0	0	9	9
Mercy Housing & Shelter	The Residence	SMF		No	0	0	12	12
My Sisters' Place	Mary Seymour Place	SMF		Yes	0	0	30	30
South Park Inn	Plimpton House	SMF		No	0	0	35	35
Tabor House	Tabor House I & II	SMF		No	0	0	13	13
DMHAS- Chrysalis Center	Soromundi Commons	SMF		Yes	0	0	16	16
DMHAS- Chrysalis Center	Veterans Support	SMF	VET	Yes	0	0	4	4
Immaculate Conception Shelter & Housing	Casa De Francisco	SMF		Yes	0	0	25	25
DMHAS- Chrysalis Center	President's Corner	SMF		Yes	0	0	1	1
Mercy Housing & Shelter	Supportive Housing	SMF+ HC		No	9	3	14	23
SUBTOTALS					118	41	546	664

New Programs for Fiscal Year 2010-2011

The Housing First Pilot is a collaborative effort between state agencies and community program and services to house 10 individuals with mental illness, funding will be provided by the Connecticut Department of Mental Health and Addiction Services (DMHAS) and the Connecticut Department of Social Services (DSS). Intensive case management services will be provided to each individual and

DSS-funded RAP certificates will be used to subsidize scattered-site apartments. There is a research component to this pilot program.

The Frequent Users' Service Enhancement (FUSE) program is a collaborative effort between state agencies and community program and services to provide 10 housing units for individuals with a history of repeat incarcerations and frequent emergency shelter use. This is a pilot project of the Department of Corrections and DMHAS. Intensive case management services will be provided to each individual and DSS-funded RAP certificates will be used to subsidize scattered-site apartments. There is a research component to this pilot program.

OTHER RESOURCES	PROJECT SPONSOR	RESOURCE FOR HOMELESS & LOW-INCOME PERSONS
Mental Health Block Grant	Community Mental Health Affiliates, Inc.	Emergency Crisis Services
	CT Dept. Families and Children	Children's Mental Health Programs
	Genesis Center, Inc. Hartford Behavioral Health	Emergency Crisis Services
	Inter-Community Mental Health Group, Inc.	Emergency Crisis Services
	United Services, Inc. Mercy Housing and Shelter Corp	Outpatient, Outpatient (Homeless Outreach), Emergency Crisis, Supported Residential
Substance Abuse Block Grant	Mercy Housing and Shelter Corp	Operating Expenses St. Elizabeth House Emergency Shelter Supportive Housing Services (AIDS) Friendship Center Day Shelter/Soup Kitchen
Social Services Block Grant	Mercy Housing and Shelter Corp	St. Elizabeth House Residential Services Friendship Center Family Services Supportive Housing Services (AIDS)
State Dept. of Mental Health and Addiction Services	PATH, CRMHC, Dept of Mental Health and Addiction Services	Projects for Assistance in Transition from Homelessness
	CRMHC, Dept of Mental Health and Addiction Services	Supportive Housing Case Management PILOTS/Clinical Services Acute inpatient program and 18-hour response care program
State Dept. of Social Services	House of Bread Day Shelter	Day Shelter
	Immaculate Conception Homeless Outreach	Homeless Outreach
	Immaculate Conception Emergency Shelter	Emergency Shelter
	McKinney Shelter	Emergency Shelter
	McKinney Day Shelter	Day Shelter
	Open Hearth Shelter	Emergency Shelter
	Salvation Army Emergency Shelter	Emergency Shelter
	South Park Inn Emergency Shelter	Emergency Shelter
	YWCA Emergency Shelter	Emergency Shelter
	House of Bread Transitional	Transitional Housing
	St. Elizabeth House (Mercy)	Transitional Housing
	My Sisters' Place Transitional Living	Transitional Housing
	Open Hearth Transitional Living	Transitional Housing
	South Park Inn Transitional Living	Transitional Housing
	YWCA Transitional Living	Transitional Housing
	Plimpton House	Supportive Housing
	AIDS Supportive Housing (Mercy)	Supportive Housing
	Christian Activities Council	AIDS Supportive Housing
	Peter's Retreat (Center City Churches)	AIDS Supportive Housing
	Tabor House	AIDS Supportive Housing
Immaculate Conception	Supportive Svcs/HIV/AIDS	
Neighborhood Day Shelter Services (Mercy)	Supportive Services	

	University of Hartford	Health Care for the Homeless
Private	Chrysalis House of Bread Immaculate Conception Housing and Shelter Mercy Housing and Shelter Corp Open Hearth Salvation Army Marshall House South Park Inn YWCA Shelter/Transitional Living	Homeless programs
Foundations	Hartford Foundation for Public Giving	Emergency Overflow Shelters
	United Way	Shelters and Homeless Programs
	Catholic Family Services	Low-Income Housing
	Chrysalis Center	Supportive Services
	Foodshare Commission	Food Services
	Hartford Interval House	Basic Needs, Support Services
	Hartford Neighborhood Centers	Basic Needs
	My Sisters' Place	Transitional Shelter
	Salvation Army Marshall House	Basic Needs, Emerg/Transitional Shelter
	South Park Inn	Emergency Shelter
	YWCA Youth Shelter	Youth Shelter

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (Continuum) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, Continuum, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order

to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

Homeless Strategic Plan – The Capitol Region’s Ten Year Plan to End Homelessness

Hartford’s homelessness efforts are coordinated by the Ten Year Plan to End Homelessness. Founded in 2007, Journey Home Inc. is the non-profit corporation established to work closely with the Hartford Continuum to lead the implementation of the Capitol Region’s Ten Year Plan to End Homelessness.

Hartford’s strategy to end homelessness and chronic homelessness is based on the vision for a comprehensive and integrated service delivery system that helps all homeless people move along the continuum toward independence and self-sufficiency. We will implement this vision through their ongoing plans for and progress in coming together to build a caring community, addressing the needs of those experiencing homelessness.

The Hartford Continuum of Care and Journey Home’s strategy includes reaching out to members who are homeless themselves and to all entities who provide services to the homeless, achieving maximum inclusion in the Ten-Year Plan, such as: those who fund homeless programs, run businesses in Hartford, guide faith-based organizations, research homelessness issues; or are otherwise interested in our commitment. Services represented within the network of the Continuum reflect our strategy of including consumers – meeting every individual where they are in the continuum of need for support and services.

The Continuum strategy is additionally to implement their commitment to assist all individuals and families to attain and maintain stable and safe housing and economic self-sufficiency. Their strategy includes working together to build a caring community, to strengthen and improve their network of support services to provide programmatic solutions to the problems of all individuals.

Goal 1 –Strengthen basic healthy/human services and their availability

Background

The Continuum will continue to work to strengthen the homeless service system and the organizations that provide outreach, emergency shelter, transitional housing, and the supportive services needed to help the homeless move toward independence and self-sufficiency. The following are specific services and needs that will require special attention for the next few years.

Identify and engage persons that routinely sleep on the streets or places not meant for human habitation: The Hartford Continuum network of homeless service providers has a very active and coordinated set of homeless outreach teams. Teams meet regularly and have strong communication systems to facilitate referrals, resource sharing, and service matching to provide the most effective engagement opportunity for unsheltered persons. The HOPE Team provides behavioral health clinical expertise and training to all shelters and outreach teams, particularly helpful in reaching chronically homeless persons. In addition, teams are trained in mainstream resource connections, and perform outreach activities at different times of day to increase coverage. The 2008 and 2009 counts show only a small increase in the number of unsheltered individuals, just one individual. As for the unsheltered people, most are highly resistant to moving indoors, and are already known to outreach team members. Three of the unsheltered persons had been in shelter that day and chose to leave to sleep out of doors, despite best efforts to encourage them to stay. We have not encountered unsheltered families with dependent children present in years.

Increase the percentage of homeless persons who remain in permanent housing: The Continuum has been successful in assisting homeless persons to maintain high levels of stability in

permanent housing. The Hartford Continuum annually evaluates and monitors their programs to ensure long housing stay attainment. Ongoing training and collaboration keep case managers informed and assisting tenants in utilizing community eviction prevention programs, and connecting with the new HUD Homeless Prevention and Rapid Rehousing programs. Efforts to reduce backlogs and waitlists will provide incentives for successful tenancy, as people can anticipate additional housing options. More homeless service providers are developing permanent supportive housing programs, enhancing the continuum of services and the overall knowledge base, which promotes positive outcomes in terms of longer tenancy.

Decrease the number of homeless households with children: Homeless prevention efforts through new HPRP funding are starting to have an impact on reducing homeless families by keeping them in housing. Through SOAR training the Continuum is improving assistance to families in obtaining entitlements, particularly when mental illness is or becomes a disabling condition for a parent. Several Continuum agencies have established strong working relationships with Board of Education staff and Head Start programs to facilitate education retention for children who become homeless. The Continuum is planning to expand these efforts and connections with schools to work to reduce homelessness among children through communication and prevention strategies.

The long range goal of the Hartford Continuum and the Hartford and Capitol Region HPRP programs is to transform the system's focus to prevention. The Continuum is setting up inquiry teams to investigate the service alignment at the City and regional level. The Continuum will continue to work collaboratively with a range of service providers, school departments, Head Start programs and others to better understand homeless family issues and to identify and address barriers to housing and employment. Also, Hartford Continuum is broadening its resource base through a regional approach to addressing the needs of the homeless community.

No Freeze Shelter: The Continuum also worked with City leaders to establish "No Freeze" winter overflow shelters, starting in 2003, the shelter has continued to be funded by the City and in recent years, the Hartford Foundation for Public Giving. These interim shelters for individual men, women and families provide beds for people who were being turned away from shelters that were at capacity and are believed to have prevented deaths from exposure to the extreme winter weather conditions.

Goal 2 -Increase the Supply of Affordable and Supportive Housing through the Capitol Region

Background

Supportive housing is a successful, cost-effective combination of affordable housing with services that helps people live more stable, productive lives and is the best tool for permanently ending homelessness among chronically homeless people (having remained homeless for long periods of time). Between 15-20% of the homeless are chronically homeless.

The back log problem for permanent supportive housing continues, as waitlists exceed 12 months. Some people who are living in shelters are on permanent housing waitlists, have been moved to transitional while they are waiting for space to open up at permanent supportive housing, and others in transitional have had to exit that program to another transitional program. In the long run, the person enters permanent housing, but short term outcomes are negatively impacted.

Create new permanent housing beds for the chronic homeless

In the next twelve months: The Hartford Continuum plans to increase permanent housing units for chronically homeless people through the new Mercy Housing application for 9 units in the application for Supportive Housing Funds, and through the Next Steps program, which will bring up to 20 state funded RAP housing certificates. These certificates were planned for the current year

but delayed due to state budget constraints. The Hartford Continuum is collaborating to support the VASH (Veterans) housing implementation. Additional housing units are under development and should be coming on line in the next twelve months, with 25 units through Immaculate Conception's Casa de Francisco building. A new initiative to collaborate with Housing Authorities has the goal of integrating supportive services to allow for developing additional supportive units in HA developments currently being renovated.

Over the next five years: The Hartford Continuum remains at the forefront of increasing permanent housing units for homeless people in CT. With limited funding, the Hartford Continuum understands the need for expanded collaborations. The Mayor's 10 year plan "Journey Home," a regional approach (urban/suburban) provides additional resources to address chronic homelessness both directly and systemically. Working together the Hartford Continuum and Journey Home should help to reduce log jams and increase the numbers of permanent units. The new initiative "Moving On" (discussed in more detail under strategies) will assist chronically homeless now successful in supportive housing to transition to affordable and/or subsidized housing options, freeing up the permanent supportive units. My Sisters' Place new building will add 6 chronic units. Two providers have new affordable projects to assist in log jam relief as well. We expect to continue to be successful in the Next Steps competitions for state funded certificates. Hartford participates in new regional efforts to collaborate with Housing Authorities to reduce homelessness.

Journey Home: Will work regionally on the following strategies:

- Enlist Governor and Legislature to increase State investment in capital funding programs at Connecticut Housing Finance Authority (CHFA) for PSH development, Rental Assistance Program (RAP) vouchers at Department of Social Services (DSS), and supportive housing services funding at the Department of Mental Health and Addiction Service (DMHAS).
- Where needed, encourage Capitol Region cities and towns to adopt specialized zoning rules and designations that create more favorable conditions for PSH development, such as flexibility around parking and density requirements
- Increase development capacity and skills of Capitol Region non-profit developers through a Capitol Region-specific structured capacity building and training institute

Goal 3 - Prioritize and Rapidly Move Chronically Homeless and Most Vulnerable Homeless into Supportive Housing

Background

In addition to creating an adequate inventory of supportive housing, strategies are needed to ensure that those individuals who are homeless the longest and most chronically are prioritized for supportive housing placement. Targeting the chronically homeless will "right-size" the homeless shelter system in the Capitol Region and reduce the average duration of spells of homelessness. In addition, strategies are needed to ensure that the most medically vulnerable subset of chronically homeless individuals who are at greatest risk of dying due to homelessness have first and immediate access to housing as a life-saving measure.

Reduction in Supportive Housing Waiting lists: Utilization of HMIS data is central to the Hartford Continuum's strategic plan. Hartford Continuum will continue to evaluate and monitor programs to ensure success with departure outcomes. As needed, the Continuum will offer training and technical assistance to programs and staff experiencing problems with meeting benchmarks. The work of the new Moving On and FUSE programs will positively impact long waitlists and Department of Correction recidivism. These efforts promise to reduce waitlist time so transitional program participants can move in a timely manner to permanent housing options. The continued efforts in Hartford for increasing employment and entitlements will enhance self-sufficiency and access to opportunities for people in the homeless community.

Moving On Initiative: Journey Home’s Moving On Initiative will develop affordable housing opportunities so that formerly homeless individuals can move on from supportive housing. Moving On is designed to assist homeless individuals who remain in the shelter system for long periods of time and to provide additional opportunities for current tenants of supportive housing who are interested in moving into other permanent housing options. The strategy focuses on “unclogging” the system by allowing current, stable tenants of supportive housing that no longer need this level of service, and who desire to move out of supportive housing and into the private market, the opportunity to do so by providing them with a rental subsidy. Moving On consists of two main components:

- 1) Moving current tenants who do not need services out of supportive housing by providing them with rental subsidies and services and
- 2) Backfilling those units with long term shelter stayers.

Hartford Continuum will work with Journey Home to implement the following:

- Improve individual-level data tracking on length of homelessness within Hartford and the Capitol Region in order to identify chronically homeless individuals.
- Work with DMHAS and DSS to centralize waiting lists and referral system for supportive and affordable housing in Hartford and the Capitol Region.
- Enlist Hartford and Capitol Region shelter and housing providers to adopt and use the Vulnerability Index to identify and prioritize for supportive housing those with highest risk of mortality.
- Train shelter providers, supportive housing providers, and homeless outreach workers around Housing First and strategies for engaging and overcoming service resistance among chronically homeless individuals.

Goal 4 - Prevent individuals and families from entering into homelessness

Background

Ending homelessness will be impossible without reducing the rate by which new people enter homelessness. Strategies are needed at the “front door” to homelessness to prevent entries into homelessness among both people who become homeless after losing housing in the community and people who are discharged from institutional settings and public services. Homelessness Prevention Rapid Re-Housing Program (HPRP) is a model that seeks to prevent individuals and families from becoming homeless by preventing evictions and loss of housing or if housing is already lost, rapidly returning people to housing before they become entrenched in homeless services. Additional strategies are needed that reach into institutional systems including hospitals, correctional institutions, and foster care to connect individuals at-risk of homelessness to housing and services immediately upon discharge.

Homeless Prevention and Rapid Re-housing Program (HPRP) initiative: The City of Hartford worked with Journey Home and the Continuum to develop a local and regional approach to the Federal Stimulus funded Homeless Prevention and Rapid Re-Housing Program (HPRP). The City of Hartford selected Mercy Housing and Shelter Corporation, a Continuum member agency, who is working with its partner, Salvation Army, to deliver these services and implement the program in Hartford. Journey Home leads a collaborative of Hartford Continuum agencies to deliver these services and implement the program in the Capitol Region. The City has \$1,572,727 in HPRP funds from the ARRA.

The statutory purpose of the HPRP is to provide homelessness prevention assistance to households who would otherwise become homeless, many due to the economic crisis, and to provide assistance to rapidly re-house persons who are homeless as defined by section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302). HPRP provides temporary financial assistance and housing relocation/stabilization services to individuals and families who are

homeless or would be homeless but for this assistance. Financial and support services is geared toward stabilizing housing and assisting households in accessing mainstream and other services to assist them with long term housing retention. Households must be at or below 50% of Area Median Income.

HPRP targets two populations facing housing instability: 1) Individuals and families who are currently in housing but are at risk of becoming homeless and need temporary rent or utility assistance to prevent them from becoming homeless or assistance to move to another unit (prevention), and 2) Individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it (rapid re-housing).

The goal of the City of Hartford HPRP program is to prevent or end homelessness for at least 440 individuals and families over the three-year period. The objectives are:

- Reduce homelessness among individuals and families in Hartford
- Increase individual and family capacity to achieve and maintain housing stability
- Improve educational and life outcomes for individuals, families and children who are homeless or at risk of homelessness
- Transform the services system into an effective preventive- and housing-oriented system of care.

The State and City of Hartford HPRP program utilize a universal intake and screening tool and work closely with CT's 211 Info-Line, which provides eligibility screening and referral to all of CT HPRP Programs. The Continuum regularly interacts with Info-Line for updates and referral information. Hartford Continuum allocates funds for the local HMIS implementation and trainings, and actively participates in the statewide HMIS oversight process. Statewide HMIS coordinates data collection, reporting and analysis for all CT HPRP programs through the HMIS database and plans to publish regular reports on CT HPRP and progress made toward attainment of outcomes established by CT DSS.

Activities to prevent low-income individuals and families with children from becoming homeless: Hartford has typically been successful in providing shelter for homeless households with dependent children, in great part due to program flexibility. In the 2009 Point-in-Time count, once again there were no unsheltered households with dependent children found during the count. There is a strong network and communication among the outreach teams, which will continue with their effective strategies and ongoing improvement planning. The new HPRP Rapid-Rehousing effort, My Sisters' Place new facility intended to provide permanent supportive housing for 24 families, and the Catholic Charities Next Steps initiative with 35 family beds will increase availability of shelter and housing options for homeless families, as well as reduce any delays in obtaining shelter. The family shelters have been proactive in developing flexibility in overflow bed arrangements to house additional families as needed, in an effort to eliminate turn-aways.

Hartford Continuum will work with Journey Home to implement the following:

- Sustain and expand HPRP in Hartford and the Capitol Region.
- Support existing efforts (FUSE, DOC Assist Home) as well as launch new efforts that identify and house individuals at-risk of homelessness after discharge from correctional institutions, hospitals, and foster care.
- Support in-reach efforts to identify individuals and families prior to discharge from institutional settings.

Goal 5 - Increase incomes of homeless and at-risk households

Background

Multiple data sets point to the fact that many individuals and families who are at risk of or already homeless cannot find affordable housing nor have sufficient incomes to maintain housing. For example, a review of the Salvation Army/ My Sister Place Homeless Prevention Program Pilot program found that though families reported an income, this was often inadequate to afford housing. For example, the average income for a 3 person household was \$1,093 and \$1,180 for a 4 person household. According to the "Out of Reach" report, the annual income needed to afford a 2 Bedroom apartment in the Hartford area is \$39,400, about a \$3,283 a month. Few families entering the homeless system have sufficient income to afford Fair Market Rent. Due to economic changes, more people may find themselves in a similar situation due an increase in the number of layoffs and an increase in newly created low paying jobs.

Moreover, some people experiencing homelessness are unable to work due to a disability. They are often eligible for cash assistance from Supplemental Security Income, Temporary Assistance for Needy Families or similar programs however find it difficult to navigate the systems needed to access these benefits. Systems should be in place to work through the eligibility processes in these programs as quickly as possible. Moreover, even when able to work some homeless and at -risk individuals lack the skills necessary to qualify and compete for even the most basic entry level position in this tighter job market.

Most will reenter housing without the benefit of a deep housing subsidy. For them, re-housing cannot occur without income. The quicker a minimal income is obtained, the sooner a new home is possible. Many of the employment models explored as part of welfare reform show how people can quickly obtain work, in many instances paying enough to afford a minimal rent. In order to stabilize housing, however, people who have been re-housed must be linked with longer-term, career-based employment services, giving them the tools they need to increase their earnings.

Employment and income strategies: Despite extremely high unemployment and underemployment in the City, 47% of participants exiting Continuum programs have employment income. The Continuum will work with Journey Home, the One Stop, the regional Disability Navigator and Workforce Investment Board to increase the interconnectedness and working relationships among their agencies, shelters, transitional housing and supportive housing programs in order to reduce barriers and increase access to mainstream services for job training and placement. The Hartford Continuum will also work with Journey Home to support on-going education and training programs to identify and implement best practices in connecting individuals experiencing homelessness to supported work opportunities and place a greater emphasis on employment for chronically homeless individuals/families.

The Hartford Continuum is active in Ticket to Work implementation efforts among the many employment initiatives in the City. Providers are collaborating in the training process and utilizing resources to maintain our high level of success with employment goals. Mercy Housing has a new grant to develop new job trainers and facilitate access to employment assistance. Although program participants are disabled, EARN programming assists people to obtain employment and retain entitlements. The EARN employment assistance program is expanding in Hartford this year, increasing the integration with clinical behavioral health teams.

The Continuum is broadening its resource base through a regional approach to address the needs of the homeless community. The renewed emphasis on a regional and integrated approach to addressing homelessness includes job training and development, employment assistance and transportation, all issues impacting levels of employment. The Continuum will work with the One Stop and Workforce Investment Board to expand employment options for homeless persons and to

take advantage of new stimulus funded workforce development activities. New prevention efforts also make referrals to employment training opportunities. Program monitoring, training, utilization of eviction prevention programs and HMIS data keep staff at multiple levels of service delivery informed of trends and focused on outcomes.

Institutional Structure

See Homeless Inventory (91.210 (c) section above.

Discharge Coordination Policies

Foster Care: A Plan has been written by the State of CT outlining the plan for implementing the Foster Care Independence Act of 1999 FCIA, or John H. Chafee Independence Program. A primary purpose of the Program is to provide financial, housing, counseling, employment, education, and other support/services to former foster care clients, ages 18-21 to complement their own efforts to achieve self-sufficiency and accept their personal responsibility for transition from adolescence to adulthood. The process begins with an Independent Living Plan/Conference providing the roadmap for service delivery ending with a discharge/ transition from care plan. CT has built a Program that offers clients a continuum of services along with specialized case management to assist with transition. Services include life skills education and training, supervised transitional and practice living to their own community housing. All the time, being assigned to Adolescent Specialist experienced in assessment, treatment and independent living services. The Community Housing Assistance Program provides youth with a subsidy to cover living expenses such as rent, food, utilities, telephone, transportation, and clothing. Youth are required to complete the department's life skills program, be employed and enrolled in an educational or vocational program, and contribute a portion of their income toward expenses and a savings account.

Health Care: Discharge Planning Process: If at the time of the initial assessment, a determination is made that the patient has issues (i.e., the patient cannot return home or will be unable to care for himself/herself independently in the home setting), the nursing staff and/or the Departments of Case Management and Social Work will provide assistance in planning for continuity of care, as appropriate. Those patients who seem unable to return home, or who were admitted to the hospital from a facility are referred to the Social Work Department. The Social Work Department assists patients and families in completing and processing applications for an extended care facility, hospice placement, or rehabilitation placement, as well as evaluating financial and psychological needs. Those patients who seem able to return home, but who will require home or community services such as nursing, physical therapy, home health aide, equipment, etc., will be assisted by the Department of Case Management and by nursing staff.

Mental Health: Department of Mental Health and Addiction Services promulgated Policy #33 Individualized Treatment and this policy was implemented on March 12, 1993. The policy specifies that each patient treated in a Department of Mental Health facility shall have a specialized treatment plan suited to his or her disorder, which shall include a discharge plan for appropriate aftercare of the patient. The treatment team/clinician responsible for inpatient care plans the aftercare services needed by the patient, with the community case manager ensuring service linkage in the community. The planning process commence at the point of the admission and identifies services /providers in the community whose efforts will assist clients in maintaining themselves in the community in the least restrictive environment possible. Continuity of care is of primary importance. Every attempt shall be made to verify discharge housing arrangements. Under no circumstances shall an emergency shelter be considered appropriate housing disposition, and patients shall not be directly discharged by the inpatient facility to an emergency shelter. No patient shall be discharged from a DMH facility without documented evidence that discharge and aftercare plans have been an integral part of the treatment plan (with) documentation indicating

that the patient and the community based case manager have been actively involved in the discharge planning process.

Corrections: CT Department of Corrections re-entry model focuses on provision of services that facilitate the transition between incarceration and successful community adjustment. DOC initiates an Offender Accountability Plan for each inmate, providing program outline/expectations during the entire term of incarceration. A discharge plan is completed with inmates at the end of sentence, addressing issues including housing, identification and community resources. DOC funds eligibility specialists at DSS to help obtain benefits for inmates prior to end of sentence. DOCs Transitional Services provides information and service guide following release from incarceration. DOL/Job Center assists offenders with resumes, job skills and employment searches. DOC provides re-entry programming for female offenders. Services provided by agency staff, multiple state agencies, contracted programs and community volunteers. DOC has increased staffing and the number of halfway house beds for parole and community services, and contracts for a wide variety of residential and nonresidential services in the community. DOC funds three Jail Reinterview positions, which create release plans for offenders unable to post bond. Between agency protocol and programs, contracted services and assistance from multiple other state agencies, DOC is working to increase successful community reintegration for offenders, thereby reducing recidivism and increasing public safety.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Not Applicable

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

- 1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.**

Below are the City of Hartford’s priority non-housing community development needs that are eligible for assistance by CDBG eligible category for the period covered by this Consolidated Plan. These priorities were the result of census and other data gathering, input from focus groups and stakeholders and estimated funding availability. Specific objectives are discussed on pages 65. If the needs shift significantly during the next five years, priorities shall be adjusted through a Substantial Amendment to the Consolidated Plan.

PRIORITY NON-HOUSING COMMUNITY DEVELOPMENT NEEDS
Economic and Workforce Development
Public Facilities/Infrastructure
Public Services for Youth
Public Services for Adults (including non-homeless/special needs)
Homeless
Persons with HIV/AIDS and their Families

2. Describe the basis for assigning the priority given to each category of priority needs.

The above priority needs (with related goals, objectives and activities as illustrated in #4 of this section) have been selected as those the City intends to fund with its CDBG, HOPWA, ESG entitlement funds and/or HOME funds, either alone or in conjunction with the investment of other public or private funds, during the period from July 1, 2010 to June 30, 2015. These activities are priorities which are targeted to receive funding from the City's formula grants over the next five years. Activities which are not identified as priorities at this time will not receive Consolidated Plan funding over the next five years without an amendment to the Consolidated Plan.

Much consideration is taken in regards to feasibility of community projects, impact of the costs of larger projects on other priorities, the anticipated funding levels for the Consolidated Plan programs, and other sources of funding that may be available to address established needs.

Because an activity is not a priority in this plan at this time does not necessarily diminish the importance of suggested, or imply that there is no such need in the city of Hartford. Many activities are important needs for the community and may be more comprehensively addressed through other providers and other sources of funding.

3. Identify any obstacles to meeting underserved needs.

The primary obstacle to meeting underserved needs is limited resources to meet those needs. Providing adequate services to those underserved populations becomes a challenge for Hartford's leaders and policymakers. According to the 2000 Census the city as a whole has a 76.5% low-moderate income population. It is a difficult challenge to meet the wide range of needs of such a large population, while funds are cut from every source, federal, state, foundations, private donations. The City urges collaboration among funded agencies to eliminate duplication of services and leveraging of other funds is required.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Below are the specific long-term and short-term community development objectives developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

FIVE-YEAR GOALS, OBJECTIVES AND ACTIVITIES

YOUTH SERVICES GOAL: ENSURE THAT YOUTH HAVE AMPLE OPPORTUNITIES THAT WOULD ALLOW THEM TO DEVELOP INTO RESPONSIBLE, SELF-SUFFICIENT ADULTS FOR THE PURPOSE OF CREATING A SUITABLE LIVING ENVIRONMENT.

OBJECTIVE YS-1: PROVIDE SERVICES WHICH PROVIDE FOR AN INADEQUATELY ADDRESSED FUNDAMENTAL NEED OF LOW/MODERATE INCOME YOUTH.

Activities:

- **YS-1.1** - Support educational, recreational, mental/physical health and family-enriching services and programs for 6,750 youth during the next five years.
- **YS-1.2** - Support programs that promote healthy eating and physical fitness for 1,000 youth during the next five years.
- **YS-1.3** - Support childcare programs for children whose parents are working or enrolled in employment related programs during the next five years.

OBJECTIVE YS-2: PROVIDE SERVICES THAT PROMOTE AND ENHANCE OPPORTUNITIES FOR SELF-EFFICACY AND FUTURE SELF-SUFFICIENCY AMONG LOW/MODERATE INCOME YOUTH.

Activities:

- **YS-2.1** - Support 200 youth placed in job readiness, peer education, leadership and service learning programs over the next five years
- **YS-2.2** - Support arts and cultural education for 2,000 youth during the next five years.

OBJECTIVE YS-3: PROVIDE SERVICES THAT PREVENT RISKY BEHAVIORS IN LOW/MODERATE INCOME YOUTH.

Activities:

- **YS-3.1** - Support teen pregnancy prevention for 3,000 youth over the next five years.
- **YS-3.2** - Support violence prevention, drug/alcohol counseling and positive relationship-building programs for 500 youth over the next five years

ADULT PUBLIC SERVICES GOAL: ENSURE BASIC HUMAN SERVICES ARE AVAILABLE TO THOSE IN NEED TO ENHANCE THEIR QUALITY OF LIFE AND REMOVE BARRIERS TO INDEPENDENCE AND SELF-SUFFICIENCY FOR THE PURPOSE OF CREATING A SUITABLE LIVING ENVIRONMENT. (ADULT PUBLIC SERVICES INCLUDE ELDERLY AND SENIOR PROGRAMS)

OBJECTIVE PS-1: PROVIDE SERVICES WHICH PROVIDE FOR AN INADEQUATELY ADDRESSED FUNDAMENTAL NEED OF THE LOW/MODERATE INCOME FAMILY OR INDIVIDUAL.

Activities:

- **PS-1.1** - Support literacy, English as a second language, adult basic education, work readiness training and support services for 2,000 adults during the next five years.
- **PS-1.2** - Support delivery of direct services and events for 3,000 elderly/disabled including meals, recreation, and social programs to help the elderly/disabled make ends meet and keep them from experiencing social isolation during the next five years.
- **PS-1.3** - Support programs that ensure access to preventative health, drug and alcohol counseling, mental and basic health services to 200 adults during the next five years.
- **PS-1.4** - Support 500 adults with access to emergency, day and respite shelter and services during the next five years.

OBJECTIVE PS-2: PROVIDE SERVICES THAT PROMOTE AND ENHANCE OPPORTUNITIES FOR SELF-SUFFICIENCY AMONG LOW/MODERATE INCOME FAMILIES OR INDIVIDUALS.

Activities:

- **PS-2.1** - Support activities and programs to meet the needs of 250 handicapped and/or special needs persons during the next five years.
- **PS-2.2** - Support 3,500 persons with access to services to improve their quality of life and remove barriers to independence and self-sufficiency during the next five years.

OBJECTIVE PS-3: PROVIDE SERVICES THAT SUPPORT LOW/MODERATE INCOME RESIDENTS TO ENGAGE IN COMMUNITY INVOLVEMENT AND ISSUE SUPPORT.

- **PS-3.1-** Support 3 community involvement efforts that enable residents to address and promote positive change and improve safety and quality of life issues in their neighborhood.

ECONOMIC DEVELOPMENT GOAL: UNDERTAKE ACTIVITIES THAT SERVE AS A CATALYST TO STIMULATE JOB CREATION VIA BUSINESS DEVELOPMENT AND RETENTION, AND IN NEIGHBORHOOD OPPORTUNITY AREAS, AND CREATE AND/OR STRENGTHEN THE LINKAGES AND SUPPORT SERVICES THAT WILL ENABLE LOW/MODERATE INCOME HARTFORD RESIDENTS TO EXPAND ECONOMIC OPPORTUNITIES.

OBJECTIVE ED-1: PROVIDE SERVICES TO ASSIST BUSINESSES TO EXPAND AND DEVELOP.

Activities:

- **ED-1.1** - Support 250 businesses by providing access to capital and technical assistance during the next five years.
- **ED-1.2** - Develop and coordinate process to review, assess and provide financing options to complete 15 small to large-scale neighborhood economic development projects that are independent or included in the NRZ plans during the next five years.
- **ED-1.3** - Work with companies on projects to create 1,500 jobs and retain 2,000 jobs over the next five years.
- **ED-1.4** - Support disposition activities related to at least 100 properties in the Hartford Redevelopment Agency's disposition queue so as to reduce blight in targeted redevelopment areas as part of the respective redevelopment plans and to maintain the properties as desirable to potential developers.

OBJECTIVE ED-2: PROVIDE MICROENTERPRISE ASSISTANCE INCLUDING BUT NOT LIMITED TO LOANS, GRANTS, TECHNICAL ASSISTANCE, AND COUNSELING TO LOW/MODERATE INCOME RESIDENTS.

Activities:

- **ED-2.1** - Provide funding and technical assistance to support 600 businesses, including 100 income-eligible residents, to develop micro-enterprises and small businesses during the next five years.

OBJECTIVE ED-3: SUPPORT ECONOMIC DEVELOPMENT BY PROVIDING APPROPRIATE JOB TRAINING AND SKILLS DEVELOPMENT AND SUPPORTING THE RETENTION AND CREATION OF LIVING WAGE JOBS WITH BENEFITS FOR LOW/MODERATE INCOME RESIDENTS.

Activities:

- **ED-3.1** - Support the provision of job readiness and job training so that 800 residents will be qualified candidates and placed in jobs during the next five years.
- **ED-3.2** - Increase the employability of 500 youth and young adults and provide better linkage and coordination with existing investments in youth development during the next five years.

OBJECTIVE ED-4: IMPROVE BUSINESS FACADES TO STIMULATE BUSINESS RETENTION AND GROWTH.

Activities:

- **ED-4.1** - Support 25 business improvement projects during the next five years.

PUBLIC FACILITIES GOAL: MAINTAIN AND IMPROVE NEIGHBORHOODS AND BASIC PUBLIC FACILITIES ESSENTIAL TO URBAN LIFE, INCLUDING SUPPORTING AND IMPROVING PRIVATE NEIGHBORHOOD FACILITIES FOR THE PURPOSE OF CREATING SUSTAINABLE NEIGHBORHOODS AND A SUITABLE LIVING ENVIRONMENT.

OBJECTIVE PF-1: COMPLETE REHABILITATION AND ADA ACCESSIBILITY IMPROVEMENTS AT THE CITY'S PUBLIC PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES.

Activities:

- **PF 1.1** - Support the development, rehabilitation and ADA accessibility improvements at 10 public parks, playgrounds and recreational facilities over the next five years.

OBJECTIVE PF-2: ADDRESS BLIGHT ON A SPOT BASIS IN ORDER TO ARREST DETERIORATING, UNSAFE OR UNHEALTHY CONDITIONS, CREATING SUSTAINABLE NEIGHBORHOODS.

Activities:

- **PF-2.1** - Support the complete razing (demolition) of 40 structurally unsound buildings that pose an immediate public health and safety threat.
- **PF-2.3** - Provide interim assistance in at least 50 areas exhibiting objectively determinable signs of physical deterioration where the City has determined that immediate action is necessary to arrest the deterioration and that permanent improvements will be carried out as soon as practicable, outside of normal City business hours.

OBJECTIVE PF-3: PREVENT AND MINIMIZE THE LOSS OF LIFE AND PROPERTY THROUGH THE DELIVERY OF THE HIGHEST QUALITY, EFFECTIVE AND EFFICIENT EMERGENCY FIRE RESCUE AND EMERGENCY MEDICAL SERVICE, HAZARDOUS MATERIALS RESPONSE, FIRE PREVENTION ORDER TO PROTECT CITIZEN'S PROPERTIES AND LIVES AND MINIMIZE FIRES.

Activities:

- **PF 3.1** - Replace firefighter turnout gear to ensure the City continues to meet its ISO rating and be compliant with the NFPA (National Fire Protection Association) 1851 Part 9, and other fire equipment, including pumpers and engines, in order to carry out the mission of protecting citizen's properties and lives.

OBJECTIVE PF-4: SUPPORT NON-PROFIT HEALTH, HUMAN AND PUBLIC SERVICE PROVIDERS BY FUNDING LIMITED ACQUISITION AND REHABILITATION OF THEIR FACILITIES WHEN NEEDED TO PROVIDE SERVICES TO LOW- AND MODERATE-INCOME RESIDENTS.

Activities:

- **PF-4.1** - Support acquisition and/or rehabilitation improvements to 10 non-profit health, human and/or public service provider facilities located within eligible areas.

INFRASTRUCTURE GOAL: MAINTAIN AND IMPROVE BASIC INFRASTRUCTURE TO FACILITATE LIVABLE, SUSTAINABLE NEIGHBORHOODS AND COMMUNITIES.

OBJECTIVE IF-1: MAINTAIN AND IMPROVE STREETS, STREETSCAPES, SIDEWALKS, ROAD/ DIRECTIONAL SIGNS, TRAFFIC SIGNALS, STORM DRAINS AND SEWERS DURING THE NEXT FIVE YEARS.

HOMELESS GOAL: SUPPORT PROGRAMS THAT ADDRESS CRITICAL NEEDS AND PREVENT HOMELESSNESS.

OBJECTIVE HMLS-1: SUPPORT EMERGENCY AND DAY SHELTERS WITH ANNUAL ALLOCATION OF ESG FUNDS TO MEET THE IMMEDIATE NEEDS OF HOMELESS PERSONS.

Activities:

- **HMLS-1.1** - Support 10 emergency and day shelters during the next five years.

OBJECTIVE HMLS-2: THROUGH THE HOMELESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP), OTHER HOMELESS PREVENTION PROGRAMS, INCREASE COORDINATED ACCESS TO HOUSING, SUPPORT SERVICES, CASE MANAGEMENT, JOB TRAINING, SUBSTANCE ABUSE AND MENTAL HEALTH TRAINING FOR THE HOMELESS, NEAR HOMELESS AND FORMERLY HOMELESS.

Activities:

- **HMLS-2.1** - Assist 45,000 people during the next five years.

PERSONS LIVING WITH HIV/AIDS AND THEIR FAMILIES GOAL: SUPPORT PROGRAMS THAT IMPROVE CLIENT'S ACCESS TO CARE AND STABLE HOUSING.

OBJECTIVE HIV/AIDS-1: PROVIDE RENTAL SUBSIDIES AND SHORT-TERM HOUSING ASSISTANCE TO PREVENT PERSONS WITH HIV/AIDS AND THEIR FAMILIES FROM BECOMING HOMELESS.

Activities:

- **HIV/AIDS-1.1** - Use HOPWA funds to assist 500 households with rental subsidies and short-term housing assistance over the next five years.

OBJECTIVE HIV/AIDS-2: INCREASE ACCESS TO CARE, SUPPORTIVE SERVICES AND SUPPORTIVE HOUSING FOR PERSONS LIVING WITH HIV/AIDS THAT ALLOW THEM TO IMPROVE THEIR QUALITY OF LIFE, MAINTAIN HOUSING STABILITY AND AVOID HOMELESSNESS.

Activities:

- **HIV/AIDS-2.1** – Use HOPWA funds to increase access to care, supportive services and housing for 1,000 persons living with HIV/AIDS and their families over the next five years.

OBJECTIVE HIV/AIDS-3: PROMOTE COORDINATED OUTREACH, SERVICE PROVISION AND TECHNICAL ASSISTANCE TO PROJECT SPONSORS IN ORDER TO INCREASE ACCESS TO DECENT, AFFORDABLE HOUSING AND SERVICES FOR PERSONS LIVING WITH HIV/AIDS AND THEIR FAMILIES.

Activities:

- **HIV/AIDS-3.1** – Use HOPWA funds to identify resources and provide technical assistance to project sponsors to ensure households living with HIV/AIDS have increased access to decent, affordable housing and services over the next five years.

HOUSING GOAL: FOSTER THE CONTINUED DEVELOPMENT OF HOMEOWNERSHIP OPPORTUNITIES (WITH FOCUS ON MINORITY PARTICIPATION), REHABILITATION AND CONSTRUCTION OF MULTI-FAMILY, RENTAL HOUSING, AND UNDERTAKE SELECTIVE DEMOLITION OF VACANT PROPERTIES THAT HAVE OUTLIVED THEIR USEFULNESS TO FOSTER A VARIETY OF TYPES OF HOUSING UNITS AFFORDABLE TO A RANGE OF INCOMES DURING THE NEXT FIVE YEARS.

OBJECTIVE H-1: HOME HOMEBUYER ASSISTANCE – USE HOME PROGRAM FUNDS TO PROVIDE DOWN PAYMENT AND CLOSING COST ASSISTANCE LOANS UNDER THE HOUSEHARTFORD PROGRAM.

Activities:

- **H-1.1** – Assist 200 families (60 low and 140 moderate-income) during the next five years.

OBJECTIVE H-2: HOUSING REHABILITATION (SINGLE FAMILY PROPERTIES) – USE CDBG FUNDS TO ASSIST EXISTING HOMEOWNERS WITH THE RENOVATION OF HOUSING UNITS BY PROVIDING LOW-INTEREST LOANS THROUGH THE HOUSING PRESERVATION LOAN FUND PROGRAM AND THE PORCHES PROGRAM AND FREE REPAIRS THROUGH CDBG.

Activities:

- **H-2.1** – Assist existing homeowners with the renovation of 405 units during the next five years.
- **H-2.2** – Funds will be used to assist in the renovation of 250 homeownership units and 155 rental units (50 extremely low-income, 180 low-income and 175 moderate-income) during the next five years.
- **H-2.3** – Use CDBG funds to provide free emergency repairs and accessibility improvements to approximately 250 mostly elderly and disabled low and moderate income residents during the next five years.

OBJECTIVE H-3: CDBG AND CCEDA HOMEBUYER ASSISTANCE – USE CDBG PROGRAM AND STATE CAPITAL CITY ECONOMIC DEVELOPMENT AUTHORITY (CCEDA) FUNDS FOR THE HOMEOWNERSHIP APPRAISAL GAP FINANCING PROGRAM.

Activities:

- **H-3.1** – Assist 200 persons/households purchase 1 to 4 family homes that will be renovated (CDBG funds – 50 low-income and 50 moderate-income and CCEDA Funds – 20 moderate-income and 80 low-income) during the next five years.

OBJECTIVE H-4: HOME RENTAL AND HOMEOWNERSHIP HOUSING DEVELOPMENT – USE HOME PROGRAM AND CDBG FUNDS FOR THE RENOVATION/CONSTRUCTION OF MULTI-FAMILY RENTAL PROPERTIES AND HOMEOWNERSHIP PROPERTIES BY DEVELOPERS AND COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS

Activities:

- **H-4.1** – HOME (CHDO Set-Aside) – Use HOME Program funds for the development of multi-family properties by CHDO. Approximately 500 units of housing will be developed (360 low-income and 140 moderate-income) during the next five years.
- **H-4.2** – CDBG funds will also be allocated to support the acquisition of approximately 20 parcels to build low-income single family housing during the next five years.

OBJECTIVE H-5: SECTION 8 PROJECT-BASED ASSISTANCE PROGRAM – BASED UN HUD’S REGULATIONS TO ALLOW COMMUNITIES, SUCH AS HARTFORD, TO ALLOCATE UP TO 20% OF THEIR TENANT-BASED VOUCHERS FOR PROJECT-BASED ASSISTANCE, PLANS WILL BE INITIATED TO ALLOW FOR A SPECIFIC NUMBER OF RENTAL SUBSIDIES TO BE ATTACHED TO SPECIFIC RENTAL UNITS WHICH WILL ASSIST IN PROVIDING HOUSING FOR PERSONS WITH SPECIAL NEEDS. THE CITY OF HARTFORD PUBLIC HOUSING AUTHORITY (HHA) WILL ALLOCATE ADDITIONAL SECTION 8 UNITS BY UTILIZING PROJECT-BASED ASSISTANCE FOR SPECIAL-PURPOSE VOUCHERS TARGETED TO FAMILIES WITH DISABILITIES OR THE ELDERLY AS THE VOUCHERS BECOME AVAILABLE.

Activities:

- **H-5.1** – A funding application was submitted by the City for 100 Family Unification Program (FUP) vouchers and partnered with Department of Children and Families’ Supportive Housing for Family programs and is awaiting a response from HUD.
- **H-5.2** – The Housing Authority will work in conjunction with the “Moving on Initiative” efforts in directing 25 Project-Based vouchers to assist long-term, permanent supportive housing tenants who no longer need intense level of services with rental subsidies.
- **H-5.3** – Section 8 Homeownership Program – to administer the Section 8 Homeownership Program by accommodating 25 eligible families with permanent homeownership within months and expand the number of participants during the next five years.

OBJECTIVE H-6: HOUSING COUNSELING – IN CONJUNCTION WITH HOUSING PRIORITIES, CDBG FUNDS WILL BE USED TO SUPPORT HOMEOWNERSHIP AND HOUSING COUNSELING.

Activities:

- **H-6.1** – Use CDBG funds to support homeownership and housing counseling activities for 5,000 residents during the next five years.

OBJECTIVE H-7: NEIGHBORHOOD STABILIZATION PROGRAM (NSP) – NSP FUNDS WILL BE UTILIZED TO ACQUIRE, REHABILITATE AND RESELL BANK-OWNED FORECLOSED PROPERTIES.

Activities:

- **H-7.1** – NSP funds will be utilized to acquire, rehabilitate and resell 10 bank-owned foreclosed properties during the next five years.
- **H-7.2** – NSP funds will also provide for the construction of 17 new residential homeowner units through the demolition of blighted properties and the redevelopment of blighted and vacant properties during the next five years.

OBJECTIVE H-8: CODE ENFORCEMENT

Activities:

- **H-8.1** - Perform code enforcement activities at 500 properties, outside of normal city business hours, in deteriorating areas when such enforcement together with public or private improvements, rehabilitation, may be expected to arrest the decline of the area.

Antipoverty Strategy (91.215 (h))

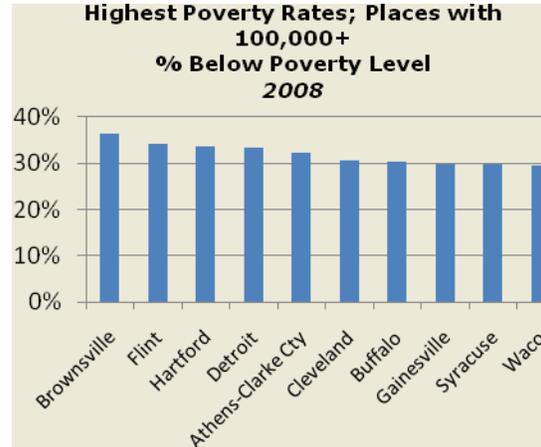
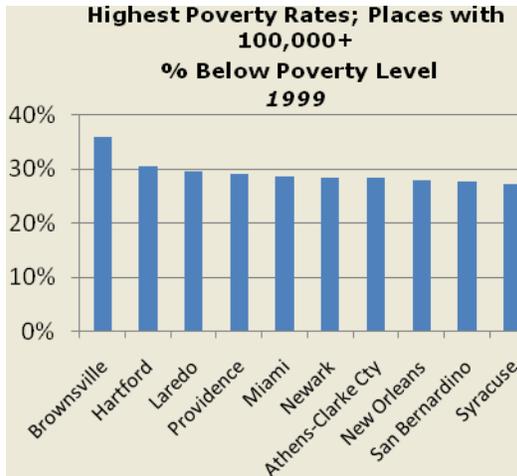
1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.

Anti-Poverty Strategy: Hartford’s anti-poverty strategy can be summarized in a single word: jobs. To capitalize on the progress made during the implementation of the last Consolidated Plan, *fiscal years 2005-2010*, and continue the transformation of Hartford’s residential neighborhoods into thriving pockets of economic vitality, Hartford residents,

particularly those who are low wage earning, must receive the education and training support needed to develop the skills necessary to develop a career path.

Current Environment
Poverty in Hartford

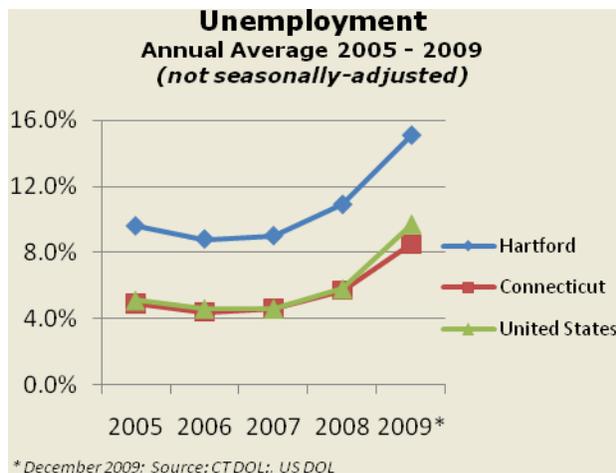
Based on Census 2000 data, of the 14 poorest cities with 100,000 people or more in 1990, only four, including Hartford, saw an increase in the rate of poverty. In Hartford, both the change and the resulting poverty rate - up 3.1 percentage points to 30.6 percent - were the highest in the group. In 2008, Hartford’s ranking dipped from second to third, but its poverty level increased by 2.9 percentage points to 33.5 percent. *Note: the 2008 figures have a relatively high margin of error of approximately +/- 3 to 4. Therefore, based on the data provided, the top 20 cities may be equally ranked.*



Source: US Census Bureau

Underemployment and Unemployment

Over the past five years, although inroads have been made, they have been thwarted by the external economic impacts caused by the recession which, for Connecticut, began in March 2008. Since that time, the Hartford Labor Market Area (LMA) has lost 23,000 jobs, or 4.1% of its jobs. With the region’s economy continuing to be strained, employers are reluctant to take on more workers and struggling to remain competitive. This has challenged Hartford’s ability to fully realize the benefits of aggressive federal and state welfare reform programs. Programs have been implemented and improvements made, but, prevalent even before the recession, Hartford continues to be challenged by unemployment and underemployment. These elements have been exacerbated by the current economic environment.



- Hartford’s unemployment rate for December 2009 rose to 15.1% (not seasonally-adjusted). This is a 4.2 percentage point increase over the average for 2008.
- Actual unemployment in Hartford, including discouraged workers and part-timers looking for full-time work, has been estimated by a leading economist to be nearly double the official rate.
- Forecasts indicate that statewide job losses in this recession will total 110,000, returning Connecticut’s employment to the level of the mid-1980s.

Many Hartford residents are still struggling to acquire jobs that provide livable wages and benefits. Without steady employment, livable wages, benefits, and continued educational development, these residents will be unable to progress towards a meaningful career path that enables them to be self-sufficient.

Programs/Initiatives

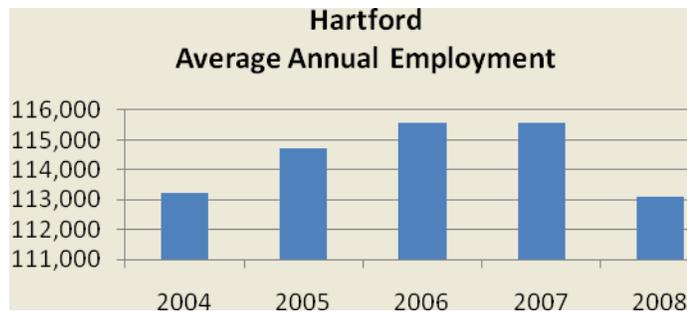
Five closely related types of programs and initiatives will be the focus of Hartford’s anti-poverty strategy:

1. Job creation
2. Job placement
3. Job training/preparation
4. Professional development for career advancement
5. Elimination of barriers to employment and career advancement

These initiatives are briefly explained and followed by a chart depicting the specific objectives of each initiative, the agencies responsible for implementation, and the measurable benchmarks to be attained.

Job Creation

Job Creation is at the forefront of Hartford’s initiatives. From 2004 through 2007, the city gained 2,330 jobs. This progress was negated when the recession hit in 2008, with a reduction of almost the same number of jobs, 2,459. Many of the jobs created during the growth period were low paying jobs in the service sector. Such jobs are appropriate points of entry into the labor market for individuals with few skills and little or no work experience, but they rarely offer livable wages and benefits. A marked increase in high-wage, high-skill jobs will be necessary to lift current Hartford residents out of poverty and help Hartford attract a more economically diverse population.



Source: CT DOL

One short-term initiative being pursued through a partnership between the City and Capital Workforce Partners (CWP) is the potential for a public works employment project targeted towards ex-offenders. This would stimulate short-term job creation, and enable the individuals to gain needed skills and move them into the workforce pipeline.

In addition, CWP has developed the capabilities to provide job opportunities for green jobs through its Hartford Jobs Funnel program. With these capabilities in place, the City is able to develop targeted job creation strategies around green jobs in fields such as renewable energy, weatherization, energy efficiency, biofuel, etc.

Job Placement

Increased emphasis on job placement is also needed. Individuals who are outside the labor market, or marginally engaged in it, usually need help in connecting with appropriate job opportunities. Experienced workers who were, and are being, laid off or displaced during this recession are also having difficulty finding gainful employment as job growth and creation remains stalled.

CWP provides comprehensive case management services at the *CTWorks* One-Stop Career Center and through the Hartford Jobs Funnel's programs. Through the *CTWorks* One-Stop programs, individuals may avail themselves of many services to assist in training, job placement, workshops and related activities in support of their job search and placement efforts and may also work with a case manager. In addition, the *CTWorks* "Jobs First" (JFES) program provides a comprehensive program of training and education for those receiving Temporary Assistance for Needy Families (TANF). Participants develop employment plans with assistance from Career Agents. The employment plan is a road map of services designed to move the family toward independence from welfare before benefits are exhausted.

The Hartford Jobs Funnel is a coordinated system of outreach and recruitment, assessment, case management, pre-employment preparation, job training, placement, and retention services for individuals seeking employment in the construction field. It is focused on the construction trade, but, within this, also targets green jobs, e.g., energy efficiency, weatherization etc. An example of current efforts focused on green jobs is the proposed Swift Factory Green Jobs and Community Development Project. This will begin with the renovation of a vacant home at the former Swift Factory in the north east section of Hartford and will be used as a green jobs training site. This effort will convert abandoned homes in Hartford into energy-efficient properties and provide training for individuals in required green jobs skills for certification in green construction.

Job Training and Preparation

Those who remain jobless are, for the most part, those with the lowest skill levels and greatest barriers to employment. Job training and preparation is needed for individuals of all ages,

from youth through adult with the right skills to be successful and gain meaningful employment. Additionally, there is a mismatch between the needs of employers and the skills of Hartford's would-be workers. To correct the mismatch and move into jobs, Hartford's low-income residents need basic academic instruction (including English as a Second Language), world of work instruction, and opportunities to learn to work in supported work settings.

In addition to the issues facing the current workforce, Hartford is also facing a significant shortage of a trained qualified future workforce. CWP has created Career Competencies and other training programs which are consistently developed in response to employer needs. The CWP career competency should be embedded in all city youth programs as they represent the skills needed to be employed with a career.

CWP's School Year Youth Employment and Career Competency Learning Program is a school-year, wage- and stipend-based program designed for students in 8th to 12th grades that provides after school competency development classroom work, combined with workplace field trips, guest lecturers, and internships when available. This program is provided to Tier II which targets youth ages 15 to 18. The two largest programs in the school-year program include the City of Hartford Internship Program (CHIP) and the State funding Tier II-Plus Program. The Career Competencies include:

- Basic Skills
- Computer Literacy
- Customer Service
- Problem Solving/Decision Making
- Interpersonal Skills
- Personal Qualities
- Job Seeking Skills

Professional Development for Career Advancement

Another challenge to the regional labor market is the inability of a sizable number of workers to move beyond the lowest rung of employment. Hartford area employers identified poor work ethics, poor communications skills, and poor reading skills as adversely affecting job performance. In order to keep their jobs and acquire the skills needed to move into better paying positions, many Hartford residents will require post-placement training and support. This type of support may be available to individuals through *CTWorks* One-Stop services.

Barriers to Employment and Career Advancement

There are multiple barriers to employment and career advancement. Included are:

- Shortages of transportation and childcare (particularly in "off" hours) and problems with substance abuse pose further barriers to employability for many Hartford residents. Although bus service within the city is regular and fairly comprehensive during normal business hours, it is ill suited to meet the needs of a single parent who has to drop children at two (or more) different locations before work and pick them up afterward. Residents who need to travel from one part of the city to another are almost always forced to change buses at least once. Individuals who need transportation to second- or third-shift work have relatively few public transit options. Many suburban work sites are simply not accessible via public transportation.
- For low-income families, the need for affordable childcare is the major barrier to employment. A 1996 study found that less than half of Hartford children needing childcare could be served in existing licensed child care slots. To make matters worse, low-income families who can find childcare may have difficulty paying for it. More than 70% of Connecticut cities report that the state's reimbursement rates do not cover the average cost of full-day center-based childcare. Even if a family can budget a disproportionate amount of its income for childcare, few centers operate beyond standard business hours. Second- and third-shift workers (including individuals who work evening retail or restaurant hours) are usually forced to depend on relatives or friends for

childcare.

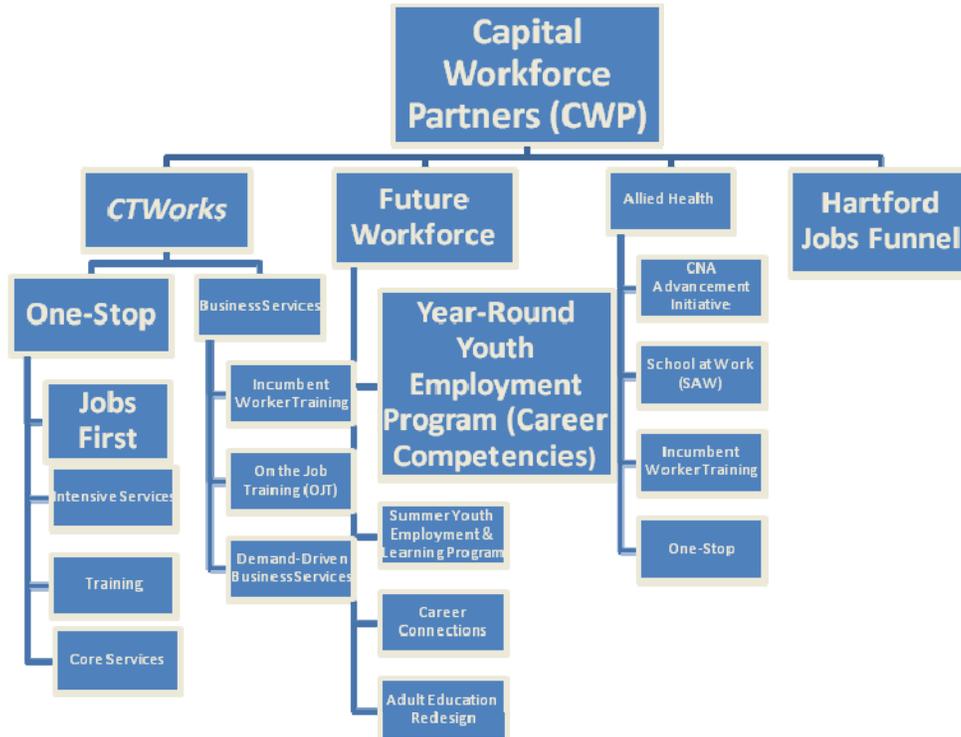
- Although certainly not limited to low-income residents, substance abuse is perceived as a major employability barrier by businesses in the Greater Hartford area. Workers in companies with established employee assistance programs (EAPs) are often able to maintain their jobs while receiving employer-supported treatment, but individuals in jobs without benefits are usually forced to fend for themselves. Left untreated, their substance abuse problems are soon compounded with unemployment. Even if they are willing and able to find treatment, marginal workers may not be aware they can use the American Disabilities Act (ADA) to negotiate “second chances” with their employers. Hartford has a documented shortage of mental health and substance abuse resources for low-income residents.

Anti-Poverty Strategies:

PROGRAM/ INITIATIVE	ACTION	RESPONSIBILITY	BENCHMARKS
Job creation	<ul style="list-style-type: none"> • Stimulation of continued job growth among employers in Greater Hartford • Recruitment of new firms and industries to Greater Hartford • Effective use of tax credits and other economic incentives to promote job growth • Use of economic development projects to create both construction & permanent jobs 	<ul style="list-style-type: none"> • Hartford Economic Development Commission (HEDC) • City Grants & Administration, Housing, Community Develop. • Metro Hartford Chamber of Commerce (MHCC) • Connecticut DECD • CT Business and Industry Assoc (CBIA) 	<ul style="list-style-type: none"> • Creation of at least 7,500 new jobs in Greater Hartford area over five years
Job placement	<ul style="list-style-type: none"> • First source hiring agreements with Hartford employers • Tax credits and other incentives to ensure city residents benefit from economic development in Hartford 	<ul style="list-style-type: none"> • Hartford Department of Human Services • Community Renewal Team (CRT-loc. CAP agency) • Numerous CBOs 	<ul style="list-style-type: none"> • Placement of at least 5,000 Hartford residents
CWP	<ul style="list-style-type: none"> • Expanded recruitment of low-income residents for job placement programs • Potential partnered public works and community development projects, e.g., Swift building, between the City and CWP to stimulate short-term job placement 	<ul style="list-style-type: none"> • Capital Workforce Partners (CWP) – <i>CTWorks</i> 	<ul style="list-style-type: none"> • Placement of 2,500 Hartford residents
Job training/ preparation	<ul style="list-style-type: none"> • Rapid development and implementation of “demand-driven” training programs • Expansion of supported work programs • Expansion of basic literacy, ESL, and work-readiness programs • Continued use of Job Corps as a resource in providing qualified job candidates to area employers 	<ul style="list-style-type: none"> • Hartford Public Schools (HPS) • Capital Community College (CCC) • Capitol Region Education Council (CREC) • Goodwill Industries • CBOs 	<ul style="list-style-type: none"> • Creation of 10 new demand driven training programs • Creation of supported work opportunities for 350 Hartford residents • Successful completion of training by 200 Hartford residents • Placement of 175 alumni of education and training programs into higher education, employment, skills training, or military
CWP	<ul style="list-style-type: none"> • Improvement of quality of existing adult and youth training and education programs 	<ul style="list-style-type: none"> • Capital Workforce Partners (CWP) 	<ul style="list-style-type: none"> • Successful completion of training of 7,500 Hartford residents

PROGRAM/INITIATIVE	ACTION	RESPONSIBILITY	BENCHMARKS
Professional development for career advancement	<ul style="list-style-type: none"> Aggressive marketing of basic literacy, ESL, and skills training programs to entry-level workers and their employers Stimulation of workplace literacy programs Expanded use of city's redesigned adult ed center to provide ESL, basic academic and computer skills instruction to entry-level workers 	<ul style="list-style-type: none"> CCC HPS CREC CBIA CBOs 	<ul style="list-style-type: none"> 1,000-1,500 Hartford residents advance to better paying jobs through professional development
CWP	<ul style="list-style-type: none"> Creation of employer-supported professional development network 	<ul style="list-style-type: none"> CWP 	<ul style="list-style-type: none"> Training of 135 Hartford residents in support of professional development
Elimination of barriers to employment	<ul style="list-style-type: none"> Expansion of public and private transit options for second- and third-shift workers and "reverse" commuters Creation of additional affordable child-care slots with emphasis on availability during second and third shifts Expansion of affordable mental health and substance abuse treatment programs 	<ul style="list-style-type: none"> City Department of Health & Human Services Capital Region Council of Governments (CRCOG) Greater Hartford Transit District CRT CBOs 	<ul style="list-style-type: none"> 500 linked to a transportation system Ridership on new, job-linked routes Creation of 100 new child care slots – at least 50% of which are available on second and third shifts

CAPITAL WORKFORCE PARTNERS PROGRAMS AND SERVICES SUPPORTING THE CITY'S INITIATIVES



Note: CWP's programs/services with a direct impact on the City's programs and initiatives are highlighted.

Through multiple, targeted programs, CWP is able to support the City's programs and initiatives in several ways. Select programs and services are outlined below, which have a direct impact on the City's desired outcomes:

CWP Program	Description	Target Audience	Desired Outcome	Program/Initiative Supported by CWP
CTWorks One-Stop: Jobs First	<p>The <i>CTWorks</i> Jobs First program provides:</p> <ul style="list-style-type: none"> • A comprehensive program of training and education for those receiving Temporary Assistance for Needy Families. • Participants develop employment plans with assistance from Career Agents. • The employment plan is a road map of services designed to move the family toward independence from welfare before benefits are exhausted. 	<ul style="list-style-type: none"> • Individuals receiving state assistance 	<ul style="list-style-type: none"> • Employment • Core competency training • Movement from dependence to self-sufficiency 	<ul style="list-style-type: none"> • Job placement • Job training/preparation • Professional development for career advancement
Future Workforce: Career Competencies	<ul style="list-style-type: none"> • Career Competencies is part of CWP's year-round school program. • It is wage and stipend-based designed for students in 8th to 12th grades • It provides after school competency development classroom work, combined with workplace field trips, guest lecturers, and internships when available. 	<ul style="list-style-type: none"> • Youth ages 15 to 18 	<ul style="list-style-type: none"> • Core competency training 	<ul style="list-style-type: none"> • Job placement • Job training/preparation • Professional development for career advancement • Elimination of barriers to employment and career advancement
Hartford Jobs Funnel	<p>Hartford Jobs Funnel is a coordinated system of:</p> <ul style="list-style-type: none"> • outreach and recruitment • assessment • case management • pre-employment preparation • job training • placement and retention services 	<ul style="list-style-type: none"> • Individuals seeking employment in construction field 	<ul style="list-style-type: none"> • Employment • Skills training 	<ul style="list-style-type: none"> • Job placement • Job training/preparation, including green job skills training • Elimination of barriers to employment and career advancement

Hartford's anti-poverty strategy is aligned with and supportive of the city's housing priorities. The main housing priorities are expansion of homeownership and renovation of rental properties for low-income residents. Without an increase in the number of adults with jobs paying livable wages, the percentage of Hartford residents who qualify for homeownership (even with substantial assistance) will remain low. A steady, well-paying job also enables a family or individual to become less reliant on rental housing subsidies.

2. **Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.**

See Anti-Poverty Strategy above.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. **(States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.**

Not Applicable

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.

It is a priority of the City to continue to assist the private sector and nonprofit providers of housing and related services for individuals with special needs, such as frail elderly, victims of domestic violence, and physically or mentally disabled, to assure provisions of adequate supply to meet population increase and/or fluctuations in the number of special needs individuals. The specific objectives planned to achieve this priority over the next five years of this Consolidated Plan include:

- Continued CDBG funding commitment to programs that serve special needs populations:
 - Free delivered and congregate meals for the elderly
 - Therapeutic activities for the elderly/disabled
 - Free housing repairs and ADA accommodations for the elderly/disabled
 - Grandparent's program
 - Battered women's shelter
 - Sexual assault crisis services
 - Activities and summer camp for disabled youth
- Continued ESG funding commitment to Hartford's shelter programs that provide access to decent, safe, and sanitary accommodations for homeless people and families.
- Continued HOPWA funding commitment to program sponsors serving persons living with HIV/AIDS and their families in the Hartford EMSA who provide case management and housing services which help clients cope with the disease and co-occurring conditions, and maintain housing stability.
- Supporting the Continuum of Care, and its network of services:
 - Referrals for shelter and housing
 - Mental health and behavioral teams
 - Veteran's outreach
 - AIDS prevention programs
 - Homeless/street outreach
 - Public school outreach
 - Meals
 - Housing assistance/placement
 - Referrals to supportive service
 - Referrals to job training

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

The City will coordinate with existing federal, state, and local resources to serve populations with special needs. Additionally, it will provide the maximum CDBG amount allowed by federal regulation to support public services projects. Other resources include General Fund, Continuum of Care, Ryan White, Medicaid, Social Security Income (SSI), Social Security Disability Insurance (SSDI), North Central Area Agency on Aging, Inc., the State of Connecticut (Social Services/Mental Health and Addiction Services/Elderly

Services/Department of Labor) and a multitude of non-profit social service agencies that are referred to many times throughout this Plan.

The City of Hartford has always strived to ensure supportive services are available in all areas of need. Services to special needs population clearly requiring expertise and resources from partners at the local, state and federal levels. Though need far extends the funding available, ample attention have been given to the city’s most vulnerable citizens. The needs of special populations in the City of Hartford without question will continue to be addressed by entitlement funds and our partners and other resources as mentioned above.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

- 1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.**

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

The City intends to fund a wide variety of programs that provide critical services to those with special needs, including seniors/frail elderly, persons with severe mental illness, persons with disabilities, persons with alcohol or other drug addictions, and persons living with HIV/AIDS and their families with its CDBG, HOPWA, ESG entitlement funds and/or HOME funds, either alone or in conjunction with the investment of other public or private funds, during the period from July 1, 2010 to June 30, 2015.

The housing and supportive services required by these special needs subpopulations often overlap with housing and supportive service needs of other populations and are encompassed throughout this Consolidated Plan.

TABLE 1B SPECIAL NEEDS OF THE NON-HOMELESS	
Sub-Populations	Estimated Priority Units
Elderly	75
Frail Elderly	10
Severe Mental Illness	30
Developmentally Disabled	10
Physically Disabled	50
Persons w/ Alcohol/Other Drug Addictions	30
Persons w/ HIV/AIDS	200
Other (Specify)	n/a

2. Identify the priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

FIVE-YEAR GOALS, OBJECTIVES AND ACTIVITIES NON-HOMELESS SPECIAL NEEDS
ADULT PUBLIC SERVICES GOAL: ENSURE BASIC HUMAN SERVICES ARE AVAILABLE TO THOSE IN NEED TO ENHANCE THEIR QUALITY OF LIFE AND REMOVE BARRIERS TO INDEPENDENCE AND SELF-SUFFICIENCY FOR THE PURPOSE OF CREATING A SUITABLE LIVING ENVIRONMENT. (ADULT PUBLIC SERVICES INCLUDE ELDERLY AND SENIOR PROGRAMS)
<p>OBJECTIVE PS-1: PROVIDE SERVICES WHICH PROVIDE FOR AN INADEQUATELY ADDRESSED FUNDAMENTAL NEED OF THE LOW/MODERATE INCOME FAMILY OR INDIVIDUAL.</p> <p><i>Activities:</i></p> <ul style="list-style-type: none"> ▪ PS-1.2 - Support delivery of direct services and events for 3,000 elderly/disabled including meals, recreation, and social programs to help the elderly/disabled make ends meet and keep them from experiencing social isolation during the next five years. ▪ PS-1.3 - Support programs that ensure access to preventative health, drug and alcohol counseling, mental and basic health services to 200 adults during the next five years. ▪ PS-1.4 - Support 500 adults with access to emergency, day and respite shelter and services during the next five years.
<p>OBJECTIVE PS-2: PROVIDE SERVICES THAT PROMOTE AND ENHANCE OPPORTUNITIES FOR SELF-SUFFICIENCY AMONG LOW/MODERATE INCOME FAMILIES OR INDIVIDUALS.</p> <p><i>Activities:</i></p> <ul style="list-style-type: none"> ▪ PS-2.1 - Support activities and programs to meet the needs of 250 handicapped and/or special needs persons during the next five years. ▪ PS-2.2 - Support 3,500 persons with access to services to improve their quality of life and remove barriers to independence and self-sufficiency during the next five years.
PUBLIC FACILITIES GOAL: MAINTAIN AND IMPROVE NEIGHBORHOODS AND BASIC PUBLIC FACILITIES ESSENTIAL TO URBAN LIFE, INCLUDING SUPPORTING AND IMPROVING PRIVATE NEIGHBORHOOD FACILITIES FOR THE PURPOSE OF CREATING SUSTAINABLE NEIGHBORHOODS AND A SUITABLE LIVING ENVIRONMENT.
<p>OBJECTIVE PF-1: COMPLETE REHABILITATION AND ADA ACCESSIBILITY IMPROVEMENTS AT THE CITY'S PUBLIC PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES.</p> <p><i>Activities:</i></p> <ul style="list-style-type: none"> ▪ PF 1.1 - Support the development, rehabilitation and ADA accessibility improvements at 10 public parks, playgrounds and recreational facilities over the next five years.
<p>OBJECTIVE PF-4: SUPPORT NON-PROFIT HEALTH, HUMAN AND PUBLIC SERVICE PROVIDERS BY FUNDING LIMITED ACQUISITION AND REHABILITATION OF THEIR FACILITIES WHEN NEEDED TO PROVIDE SERVICES TO LOW- AND MODERATE-INCOME RESIDENTS.</p> <p><i>Activities:</i></p> <ul style="list-style-type: none"> ▪ PF-4.1 - Support acquisition and/or rehabilitation improvements to 10 non-profit health, human and/or public service provider facilities located within eligible areas.
PERSONS LIVING WITH HIV/AIDS AND THEIR FAMILIES GOAL: SUPPORT PROGRAMS THAT IMPROVE CLIENT'S ACCESS TO CARE AND STABLE HOUSING.

OBJECTIVE HIV/AIDS-1: PROVIDE RENTAL SUBSIDIES AND SHORT-TERM HOUSING ASSISTANCE TO PREVENT PERSONS WITH HIV/AIDS AND THEIR FAMILIES FROM BECOMING HOMELESS.

Activities:

- **HIV/AIDS-1.1** – Use HOPWA funds to assist 500 households with rental subsidies and short-term housing assistance over the next five years.

OBJECTIVE HIV/AIDS-2: INCREASE ACCESS TO CARE, SUPPORTIVE SERVICES AND SUPPORTIVE HOUSING FOR PERSONS LIVING WITH HIV/AIDS THAT ALLOW THEM TO IMPROVE THEIR QUALITY OF LIFE, MAINTAIN HOUSING STABILITY AND AVOID HOMELESSNESS.

Activities:

- **HIV/AIDS-2.1** – Use HOPWA funds to increase access to care, supportive services and housing for 1,000 persons living with HIV/AIDS and their families over the next five years.

OBJECTIVE HIV/AIDS-3: PROMOTE COORDINATED OUTREACH, SERVICE PROVISION AND TECHNICAL ASSISTANCE TO PROJECT SPONSORS IN ORDER TO INCREASE ACCESS TO DECENT, AFFORDABLE HOUSING AND SERVICES FOR PERSONS LIVING WITH HIV/AIDS AND THEIR FAMILIES.

Activities:

- **HIV/AIDS-3.1** – Use HOPWA funds to identify resources and provide technical assistance to project sponsors to ensure households living with HIV/AIDS have increased access to decent, affordable housing and services over the next five years.

HOUSING GOAL: FOSTER THE CONTINUED DEVELOPMENT OF HOMEOWNERSHIP OPPORTUNITIES (WITH FOCUS ON MINORITY PARTICIPATION), REHABILITATION AND CONSTRUCTION OF MULTI-FAMILY, RENTAL HOUSING, AND UNDERTAKE SELECTIVE DEMOLITION OF VACANT PROPERTIES THAT HAVE OUTLIVED THEIR USEFULNESS TO FOSTER A VARIETY OF TYPES OF HOUSING UNITS AFFORDABLE TO A RANGE OF INCOMES DURING THE NEXT FIVE YEARS.

OBJECTIVE H-2: HOUSING REHABILITATION (SINGLE FAMILY PROPERTIES) – USE CDBG FUNDS TO ASSIST EXISTING HOMEOWNERS WITH THE RENOVATION OF HOUSING UNITS BY PROVIDING LOW-INTEREST LOANS THROUGH THE HOUSING PRESERVATION LOAN FUND PROGRAM AND THE PORCHES PROGRAM AND FREE REPAIRS THROUGH CDBG.

Activities:

- **H-2.3** – Use CDBG funds to provide free emergency repairs and accessibility improvements to approximately 250 mostly elderly and disabled low and moderate income residents during the next five years.

OBJECTIVE H-5: SECTION 8 PROJECT-BASED ASSISTANCE PROGRAM – BASED UN HUD’S REGULATIONS TO ALLOW COMMUNITIES, SUCH AS HARTFORD, TO ALLOCATE UP TO 20% OF THEIR TENANT-BASED VOUCHERS FOR PROJECT-BASED ASSISTANCE, PLANS WILL BE INITIATED TO ALLOW FOR A SPECIFIC NUMBER OF RENTAL SUBSIDIES TO BE ATTACHED TO SPECIFIC RENTAL UNITS WHICH WILL ASSIST IN PROVIDING HOUSING FOR PERSONS WITH SPECIAL NEEDS. THE CITY OF HARTFORD PUBLIC HOUSING AUTHORITY (HHA) WILL ALLOCATE ADDITIONAL SECTION 8 UNITS BY UTILIZING PROJECT-BASED ASSISTANCE FOR SPECIAL-PURPOSE VOUCHERS TARGETED TO FAMILIES WITH DISABILITIES OR THE ELDERLY AS THE VOUCHERS BECOME AVAILABLE.

Activities:

- **H-5.1** – A funding application was submitted by the City for 100 Family Unification Program (FUP) vouchers and partnered with Department of Children and Families’ Supportive Housing for Family programs and is awaiting a response from HUD.
- **H-5.2** – The Housing Authority will work in conjunction with the “Moving on Initiative” efforts in directing 25 Project-Based vouchers to assist long-term, permanent supportive housing tenants who no longer need intense level of services with rental subsidies.

3. Describe the basis for assigning the priority given to each category of priority needs.

Activities that are labeled as priorities in the table above and elsewhere in this plan are those which are targeted to receive funding from the City’s formula grants over the next five years.

Activities which are not identified as priorities at this time will not receive Consolidated Plan funding over the next five years without an amendment to the Consolidated Plan.

Much consideration is taken in regards to feasibility of community projects, impact of the costs of larger projects on other priorities, the anticipated funding levels for the Consolidated Plan programs, and other sources of funding that may be available to address established needs.

Because an activity is not a priority in this plan at this time does not necessarily diminish the importance of suggested, or imply that there is no such need in the city of Hartford. Many activities are important needs for the community and may be more comprehensively addressed through other providers and other sources of funding.

4. Identify any obstacles to meeting underserved needs.

The major obstacle to meeting underserved needs among the special needs population is insufficient funding. The lack of available funds that has been evidenced in most entitlement communities crucially restricts the level of accomplishments that are possible, and in many cases forces difficult decisions to be made regarding worthy community projects and needs, leaving potential needs unmet.

The extremely high cost of housing and construction/rehabilitation in the City of Hartford unfortunately restricts the ability to produce new housing units for special needs groups. A very small number of housing units that would have minimal impact on the potential gaps would rapidly exhaust all available funding for other community development activities.

5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The facilities and services provided to special needs populations who are not homeless but require mental health, supportive services and supportive housing are distinctive in addressing those issues effecting quality of life. In addition to the State Dept. of Mental Health and Addiction Services, there are Hartford-based programs which have components that are designed to ensure that persons returning from mental and physical health institutions receive appropriate supportive housing. These include:

- Chrysalis Center's Recovery and Empowerment Center and Community Housing Supportive Services. These services assist clients in their individual recovery process, and are aimed at increasing independence, building critical community support networks and providing permanent, independent housing that is safe and affordable.
- Mercy Housing, through its Homeless Prevention and Rapid-Rehousing program, will target persons who will be within two weeks from an institution in which the person has been a resident for more than 180 days (including prisons, mental health institutions, and hospitals).

The table below lists the City's major partnering agencies and the services they provide to the city's most vulnerable groups.

FACILITIES AND SERVICES NON-HOMELESS SPECIAL NEEDS	CASE MANAGEMENT & SUPPORT SERVICES	ELDERLY AND SENIOR SERVICES	MENTAL HEALTH AND ADDICTION SERVICES	SERVICES FOR DISABLED PERSONS	HIV/AIDS SERVICES	SUPPORTIVE HOUSING	HOUSING REFERRALS AND EDUCATION	EDUCATION AND/OR JOB TRAINING	ADVOCACY
STATE/LOCAL GOVERNMENT									
CT Dept Social Services	✓		✓	✓					
CT Dept Mental Health/Addiction Svs			✓						
City Dept of Health & Human Services		✓		✓			✓		
City Dept of Development Services							✓		✓
NONPROFIT ORGANIZATIONS (INCLUDING FAITH-BASED)									
AIDS Project Hartford					✓				✓
American Red Cross	✓								
Capitol Region Mental Health Center	✓		✓						
Christian Activities Council	✓		✓		✓	✓	✓		✓
Chrysalis Center Inc.									
Community Health Services	✓		✓		✓				
Community Partners in Action	✓						✓		
Community Renewal Team	✓	✓				✓	✓	✓	✓
CT Coalition to End Homelessness									✓
Greater Hartford Shelter Plus Care						✓	✓		✓
Hands on Hartford	✓	✓			✓	✓	✓		
Harc, Inc.				✓					
Hartford Behavioral Health			✓	✓					
Hartford Dispensary			✓		✓				
Immaculate Conception Housing Corp.	✓				✓	✓	✓		
Journey Home									✓
Mercy Housing & Shelter Corp.	✓		✓		✓	✓	✓		
The Salvation Army	✓	✓						✓	
Urban League of Greater Hartford	✓						✓	✓	

6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

HOME funds will not be used for this population.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless. The Plan and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

The City will continue to use its HOPWA Program funds to address priority needs for persons living with HIV/AIDS, such as short-term, rent mortgage and utility assistance to prevent households from becoming homeless and rental assistance for unmet housing needs. The City

also supports congregate living facilities for those who are not homeless, but require supportive housing before they are ready to transition to permanent housing and independent living. Finally, HOPWA funds are used to provide supportive services as a complement to housing assistance, as often this fragile population’s unmet housing needs cannot be met with subsidies and/or shelter alone.

The City works with the Hartford Continuum of Care, the Ryan White Planning Council and the Connecticut AIDS Resource Coalition to reach out to consumers and identify these unmet needs and HOPWA activities are carried out in collaboration with related resources such as mental health and substance abuse organizations, affordable housing advocates, health care providers, and many others.

A primary barrier to adequately satisfy unmet housing needs continues to be the high cost of housing, and difficulty finding security deposits for individuals/ families transitioning into permanent housing. There is additional concern about the effect of impending State budget cuts to Hartford AIDS housing programs, especially in light of the rising cost of heating, food and maintenance.

Some newer concerns being heard in the community is that units go empty because people do not fit the definition of family so they cannot be placed in “family” units. For example, some clients have a record of felony conviction or drug arrests and cannot get into the Hartford Housing Authority. New Haven and New London Housing Authorities are not as restrictive and are therefore able to house more individuals coming out of the shelters. Also, providers reported that they not getting enough referrals of single women for their housing. This may be because women are more apt to be taken in by friends or family. However, there does seem to be a lack of providers that have appropriate housing for women with children. The City will continue monitor this through its network of providers and other agencies, but at this time there are no HOPWA funds specifically committed towards this issue.

2. **The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.**

Below are the HOPWA output goals for eligible low-income households to be provided affordable housing over the next five years:

HOPWA OUTPUTS	YR1	YR2	YR3	YR4	YR5	TOTAL
Tenant-Based Rental Assistance (TBRA)	60	60	55	55	50	280
Short-Term Rent, Mortgage and Utility Assistance (STRMU)	40	40	40	35	35	185
Households in transitional/short-term housing facilities receiving operating subsidies/leased units	55	55	55	55	55	275
Households in permanent housing facilities receiving operating subsidies/leased units	8	8	8	8	8	40

In addition to reaching the numbers projected for these outputs, the City expects its sponsors to exceed the goals HUD has established in the areas of Housing Stability, Access to Care and

Reducing Homelessness. The national program target is for 80% percent of HOPWA clients maintain housing stability, avoid homelessness and access care. Hartford’s goal, in combination with the housing and supportive services its project sponsors provide, is for at least 87% of HOPWA clients to maintain housing stability and avoid homelessness, and for 95% to successfully access needed care.

3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

HOPWA funds will not be used for housing facility projects.

4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.

HOPWA funds are allocated to eligible providers, as defined at 24 CFR 574.3, a 501©3 non-profit organization, including grassroots, faith-based and other community organizations, with experience and a focus on serving persons living with HIV/AIDS throughout the Eligible Metropolitan Statistical Area (EMSA) through a competitive Notice of Funding Availability process. Applicants received a score based on various criteria such as need, background, prior performance, meeting outcomes and leveraging of other funds. Ten applications were received for FY2010-11, and all will be awarded funding. These providers will be offered up to 4 consecutive contact renewals based on level of performance, need, Consolidated Plan objectives, and compliance with Standards of Care and HOPWA regulations. The following table contains project sponsor information and estimated funding for the 5-year Consolidated Plan period:

PROJECT SPONSOR	SERVICE(S) PROVIDED	PRIORITY NEED	AREA & ZIP CODE	FUNDING	FAITH-BASED GRASS-ROOTS
Christian Activities Council, Inc.	Support Services	Maintaining stable housing; improving access to care	Hartford 06120	\$423,820	Faith-Based
Chrysalis Center, Inc.	TBRA; Support Services	Maintaining stable housing; improving access to care	Hartford 06105	743,580	N/A
Community Renewal Team, Inc.	Support Services	Maintaining stable housing; improving access to care	Hartford 06120	381,570	N/A
Connecticut AIDS Resource Coalition, Inc.	STRMU; Housing Information	Reducing risk of homelessness	Hartford 06106	679,315	N/A
Hands on Hartford, Inc.	Community Residence (21 units)	Maintaining stable housing; improving access to care	Hartford 06102	928,170	Faith-Based
Human Resources Agency of New Britain	TBRA; Support Services	Maintaining stable housing; improving access to care	New Britain 06053	807,100	N/A
Immaculate Conception Housing & Shelter Corp.	Support Services	Maintaining stable housing; improving access to care	Hartford 06106	229,850	Faith-Based

PROJECT SPONSOR	SERVICE(S) PROVIDED	PRIORITY NEED	AREA & ZIP CODE	FUNDING	FAITH-BASED GRASS-ROOTS
Mercy Housing and Shelter Corp.	Support Services	Maintaining stable housing; improving access to care	Hartford 06114	676,930	Faith-Based
St. Philip House, Inc.	Community Residence (8 units)	Maintaining stable housing; improving access to care	Plainville 06062	378,075	Faith-Based
Tabor House, Inc.	Community Residence for Men (13 units)	Maintaining stable housing; improving access to care	Hartford 06106	518,700	Faith-Based

5. **The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.**

The City of Hartford is the lead jurisdiction contracting with eligible HOPWA providers within the Hartford EMSA. The City is continuing its partnership with the Connecticut AIDS Resource Coalition (CARC) to strengthen the metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families. This is accomplished throughout the EMSA and with other jurisdictions within the EMSA through technical assistance; maintaining high standards of housing and support services; providing technical assistance that builds organizational capacity; advocating for responsible public policy and generating community awareness.

Management oversight of project sponsor activities involves compliance with the Standards of Care, which are developed and updated annually by the Connecticut AIDS Resource Coalition (CARC). The Standards of Care represent best practices for operating supportive, residential programs for persons living with HIV/AIDS. All sponsors supported by HOPWA funds continue to meet or exceed these standards.

In addition to the Standards of Care, HOPWA project sponsors must comply with Code of Federal Regulations Part 574 and City of Hartford contracting requirements, which include quarterly reports, budget expenditures, programmatic narrative and performance measures. The City also monitors each sponsor receiving HOPWA funds in order to ensure compliance with all terms and conditions of the agreements, i.e. services provided, client eligibility, rent calculations, accurate data. On-site and desk monitoring is facilitated by the City's use of HUD's CPD Grantee Monitoring handbook. These comprehensive measures enable the City to gather information about program participants and better assess program performance, which is critical for making informed judgments regarding whether programmatic changes need to be made to increase client's housing stability and access to care.

6. **The Plan includes the certifications relevant to the HOPWA Program.**

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

Project sponsor's leveraged federal, state and local public and private dollars leverage HOPWA dollars on a 1:4 basis. These leveraged funds helped to address needs for eligible persons identified in the Consolidated Plan by providing tenant-based rental assistance (TBRA), short-term rent, mortgage and utility assistance (STRMU) for a minimum of two hundred households annually. Leveraged funds also complement the supportive services and access to care that HOPWA assisted clients receive along the continuum of care by providing certain medical and family services or drug treatments.

Major sources of leveraged resources that are reasonably expected to be available throughout the Consolidated Plan period include:

- Federal Ryan White
- State Ryan White
- State Department of Social Services
- State Department of Mental Health and Addiction Services
- Project Sponsor Fundraising and Cash Donations
- Private Grants/Foundations (United Way, Hartford Foundation for Public Giving)

Hartford's program sponsors also have a thriving network of support and resources to draw from amongst themselves and often seem to work as one cohesive body rather than many different social service or housing agencies. A good example of this network is evidenced among sponsors who maintain waiting lists. For example, one sponsor's Care Coordinator maintains a waiting list, but due to a rarely occurrence of vacancies, the list is often outdated. Therefore, the Care Coordinator ends up contacting other program sponsors, agencies such as AIDS Project Hartford, or hospitals and clinics that have HIV/AIDS clients to let them know that a vacancy is coming up.

OTHER NARRATIVE

Other Narrative

Include any Strategic Plan information that was not covered by a narrative in any other section.

Department of Development Services Economic Development Division

The City of Hartford has seen unprecedented development that is positioning the city for near and long-term success. Over \$2 billion were invested in projects citywide that added life to city streets, value to neighborhoods and jobs for the community in the past decade. More importantly, public and private investments in recently completed developments have inspired confidence in the Hartford market and the region. These new developments will be the catalyst for new investments and continued growth in the city.

Major Projects Recently Completed in the preceding five years

- **Connecticut Convention Center and Marriott Hotel:** 550,000 square foot facility center and 409-room hotel at Adriaen's Landing.
- **Hartford 21:** 36-story residential tower and retail space in downtown.
- **Trumbull on the Park:** New construction of 100 market rate apartments.

- **Connecticut Science Center:** Major attraction at Adriaen's Landing opened in June 2009.
- **The Tribune Company:** Fox 61 and The Hartford Courant combined their media operations at 285 Broad Street.
- **Aetna Life Insurance Company:** Invested over \$200 million in its Farmington Avenue campus as part of the relocation of 3,400 employees into the city.
- **Sims Metal Management Aerospace, Inc:** This aerospace company relocated and expanded their operations within the city in 2009 and retained 160 jobs.

Major Projects Underway

- **Colt Gateway:** \$120 million renovation of the historic Colt Firearms Complex.
- **Saint Francis Hospital:** A 236,000 square foot expansion of the hospital is in progress. This is an estimated \$120 million project.
- **The Hartford:** Construction of a \$100 million data center is in progress. The former Mass Mutual site was also purchased by The Hartford for future expansion.
- **AI Engineering Inc:** A proposed 260,000 square foot \$42 million office building at the former broadcast house site. Demolition of the building was recently completed.
- **Front Street:** 68,000sf retail and entertainment space scheduled to open mid 2010.

The major projects that are underway together with other developments that are planned for the next five years will continue to have a positive impact on the City in the future. As major development projects are completed in downtown, employees, residents and visitors will enjoy the attractions at the Convention Center, the Science Center and other places of interest. The results will be an increasingly vibrant urban environment that will be attractive to residents and commercial tenants. It is expected that new restaurants and shops will open and serve the needs of various groups. The recent trend of service companies expanding and relocating into the city and in many cases returning to the Central Business District (CBD), is expected to continue as business leaders recognize the value of being near corporate clients and customers. This is evident with the recent relocation of Northeast Utilities from Berlin, Connecticut to the CBD.

Some plans were altered and other projects abandoned because of the economic recession and uncertainties in the global economy. Business contraction and a weakened real estate market have negatively affected consumer confidence and business spending. These factors together with the current restraints on lending, projected state and city budget deficits, and the prospects of higher taxes have had a daunting effect on business starts and expansions within the past eighteen months.

However, the city has the potential to and is ready to rebound. Given the outlook of lower interest rates on the horizon and a conducive regulatory environment, in addition to a skilled workforce, firms that are well positioned will benefit from the recovery when it occurs.

Linkages between downtown and the surrounding neighborhoods will also be made. The construction of the Public Safety Complex, just to the north of the CBD, and retail development in its immediate area are expected to bridge downtown with the Clay-Arsenal neighborhood. In the coming years, regional and national retailers and developers will continue to explore and pursue development opportunities that will provide important amenities, goods and services to neighborhood residents. In some cases, this interest is being spurred by progress downtown as more businesses and developers are being attracted to the city for the first time. In other cases, businesses are seeking urban opportunities based on changes to business models. Either way, the city is expecting to benefit from this new investment.

Insurance and Financial Services: Hartford remains a center for insurance and financial service companies, which employ one in every ten jobs in the Hartford region. In order to sustain this momentum, the Insurance and Financial Services (IFS) Cluster will continue to work in collaboration with government, industry and academic institutions and focus on workforce development and legislative and regulatory issues to address industry challenges such as consolidations, the current financial instability, advancements in technologies, new product development and proposed reform that will directly impact long-term industry growth, job retention and creation in Hartford.

The next five years is likely to see more structural changes in this area as such the City's current and future involvement in this cluster is perceived as both significant and germane. The retention of United Healthcare Group and the spin-off of Virtus from Phoenix Insurance Company is evidence of the Capital Region's rich talent pool of financial professionals. The work of the IFS Cluster, especially in the areas of workforce and curriculum development, will continue to position Hartford and its labor force as a strategic location for commerce and financial services in the country.

Metro Hartford Brownfield Program: The City is playing an active role working with Capital Region Council of Governments (CCROG) and other communities in the 34 municipalities in the MetroHartford region to secure funding from the EPA in order to assist with environmental assessments of known brownfield sites. Since the inception of the program in 2004, the group was able to secure over \$1,200,000 in the process and over \$200,000 in funds were allotted to the City to conduct assessments to make available sites for development. Consequently, three key sites were investigated during this time period and a Remedial Action Plan is scheduled for a fourth site. A current request for funding is under review by the EPA and a decision is imminent. This is another initiative to make available shovel ready sites for private development within the City and the region.

Economic Development Division: The Economic Development Division became a part of the Department of Development Services in July 2005. Since its inception and transition to the City the division has spearheaded a number of economic development projects and initiatives. The approach of providing economic development services has changed in order to accommodate to the needs of clients and the dynamic economy. A three-pronged approach focusing on small business development, corporate development and neighborhood development and redevelopment will be utilized to provide basic services and significant time and effort will be spent on neighborhood-based businesses and projects. Strong emphasis, regardless of the area of focus, will be placed on business visitations and attraction. The City will continue to spend considerable time reaching out to small businesses, corporations, neighborhood groups, merchant associations, developers and trade associations as a means of promoting and marketing its services and identifying opportunities for retention or attraction. The City is also committed to providing staff support and technical assistance to the Neighborhood Revitalization Strategy Areas (NRSA) and the Neighborhood Revitalization Zones (NRZ's).

Based on the aforementioned approach, the City has established the following goals within its three areas of focus:

Small Business Development: The goal of the Small Business Development Program is to provide technical assistance to neighborhood businesses and entrepreneurs interested in starting new businesses in the city. Services are provided by a team of Small Business Specialists assigned to specific geographic areas that walk the commercial corridors and build productive relationships with business owners. Examples of services provided include permitting assistance, business planning, loan packaging and quality of life concerns.

Small Business Specialists are positively impacting the commercial corridors and improving the business climate in the city in these difficult economic times. Progress will continue over the next five years utilizing a low-tech, high-touch approach. Small Business Specialists’ one business at a time, one block at a time approach helps to sustain businesses that are critical to the health of urban neighborhoods. In addition, assistance provided to first time entrepreneurs increases the likelihood of successful business ventures, which add life and vitality to the city. The five-year goals for the Small Business area are as follows. Annual estimates and actual will be reported in subsequent Annual Plans and Consolidated Annual Performances and Evaluation Reports.

Small Business Development	5 Year Goal	Year 1	Year 2	Year 3	Year 4	Year 5
Loans	5,000,000	500,000	750,000	1,000,000	1,250,000	1,500,000
Business Starts	600	100	110	125	130	135

Corporate Development: The focus of the Corporate Development unit is to work closely and effectively with industrial companies, commercial service firms, chain retailers and large housing developers on projects that retain and create new jobs and spur investment in the city. Identifying and delivering resources through a wide variety of service providers, including private banks, State of Connecticut development agencies, electric and gas utility companies and various workforce development agencies. In addition, site selection assistance is provided directly to businesses and their real estate representatives to ensure that Hartford is considered for expansion and recruitment opportunities.

Over the next five years, the emphasis in the corporate unit will be on healthcare, supply chain management and insurance and financial services. This includes not only banks and insurance companies, but also the small professional firms that support these major financial institutions. In the area of supply chain management, opportunities for warehousing and distribution will be the primary target, given the city’s proximity to major interstates, the airport and a ready workforce. Recent corporate successes such as United Health Group and Sims Metal Management Inc.’s retention and expansion in the city are clear indications of the attractiveness and viability of this market.

The completion of the City’s Plan of Conservation and Development is seen as a road map for the City’s future development. The goals and objectives of the Economic Development section of this document are listed below and are consistent with the regional’s comprehensive economic development strategies:

- Ensure and grow a skilled workforce
- Improve access to jobs
- Attract new businesses
- Develop Hartford’s “Creative Economy”
- Make Hartford the Center for Energy Technology Innovation
- Address the tax structure
- Pursue already identified economic development initiatives

The five-year goals for the Corporate Development unit are as follows. Annual estimates and actuals will be reported in subsequent Annual Plan and Consolidated Annual Performance and Evaluation Report respectively.

Corporate Development	5 Year Goal	Year 1	Year 2	Year 3	Year 4	Year 5
Jobs Retained	2,000	300	300	400	500	500
Jobs Created	1,500	150	150	200	500	500

Neighborhood Development and Redevelopment: Neighborhood Development efforts center on providing assistance to developers and neighborhood groups to ensure that blighted and underutilized properties are renovated and put back to productive reuse. In addition to providing technical assistance with business plans and attracting financing to projects, staff work to develop productive relationships between developers and community stakeholders.

The Hartford Redevelopment Agency (HRA) establishes and manages Redevelopment Plans under authority granted by Conn. Gen. Stat. §130. To meet the goals for each plan, the HRA may purchase targeted properties through negotiated acquisitions or through the use of eminent domain. Following acquisition, properties are sold and redeveloped in accordance with an approved plan.

In the coming years, the HRA will focus its attention on the existing Albany – Woodland Redevelopment Plan in the Upper Albany neighborhood with the goal of promoting commercial development at this site. Particular emphasis will also be placed on the following areas:

- **Parkville Municipal Development** – a 295 acre project area with 13 strategic action plans, including the extension of Bartholomew Avenue to Flatbush Avenue. This Plan was adopted in May 2009 and has an estimated cost of \$25 million.
- **Sigourney / Homestead** – This Plan includes 319-329 Sigourney Street and 111 Homestead Avenue. Buildings at this site were demolished and remediation is also completed. A zone change from C-1 to B3 is soon to take place for this 1.6 acre parcel.
- **The Constitution Plaza East Project** – The focal point is on the former WFSB-Broadcast House and the long vacant Sonesta Hotel. AI Engineers is completed demolition and concept designs for the Broadcast House, which is consistent with the Plan’s goal for this important site.
- **The Downtown North Project** area is currently separated from the central business district by Interstate 84. The 123-acre plan area is dominated by underutilized land. The Plan calls for the acquisition of one blighted structure and two vacant parcels of land to create a substantial assemblage to spur a large scale, mixed-use development to connect downtown and the Clay Arsenal neighborhood.
- **The Downtown West- Section II Union Station-Walnut Street Project** aims to create a linkage between Union Station and Asylum Hill. One blighted building and a small parcel of land are included in the acquisition strategy.

Performance for the Neighborhood Redevelopment area will be reported over the course of the Five Year Consolidated Plan.

Neighborhood Revitalization Strategy Area (NRSA) and Neighborhood Revitalization Zones (NRZ’s)

The City is committed to continuing to provide staff support and technical assistance to the Neighborhood Revitalization Strategy Areas (NRSA) and the Neighborhood Revitalization Zones (NRZ’s).

In Hartford's 2000-2005 Strategic Plan, the City developed Neighborhood Revitalization Strategies Area (NRSA) for three neighborhoods: Frog Hollow, Northeast, and Sheldon/Charter Oak. The City plans to work with these NRSA's, the neighborhood's NRZs and Hartford 2000 during this Strategic Plan period to review and refocus their designations and available resources, in order to maximize their effectiveness.

Other areas of the city are eligible for NRSA designation. In consultation with residents, the NRZ's and Hartford 2000, the City may develop additional NRSA's and request an amendment of the Five Year Plan for that purpose.

ATTACHMENT A – PUBLIC COMMENTS



April 30, 2010

Mr. Miguel J. Matos
Administrative Operations Manager
City of Hartford
Department of Development Services
Division of Grants Management
260 Constitution Plaza, First Floor
Hartford, CT 06103

**RE: Comments on City of Hartford's Five Year Consolidated Community Development Plan
2010-2015 to HUD / Promote Science Education**

Dear Miguel:

The Connecticut Science Center, which celebrates its first year anniversary in June, proudly served its 300,000th visitor this month. We are a non-profit, learning destination with the educational mission to inspire youth to pursue science-technology career paths. We recognized early in our exhibit and program planning that one of our most important contributions was to prepare Connecticut's students for their futures in the new millennium. We committed to serving as a major resource for helping our teachers and youth increase their learning capabilities and science knowledge, particularly Hartford students whose test scores averaged 27% below the statewide average both in content knowledge and scientific inquiry, and literacy and numeracy (2008). Thus we aligned our exhibits to the Connecticut State Science Framework Standards. So to help apply this to Hartford youth, we propose that the City of Hartford include the Connecticut Science Center in the City's Five Year Consolidated Community Development Plan 2010-2015 to the U.S. Department of Housing and Urban Development (HUD).

As President and CEO of the Science Center, I attended the public hearing on Monday, April 19, 2010 and provided information about our extensive service to the Hartford community and the financial background/needs of the Science Center. Now, we would like to submit comments for the five year plan and year one action plan regarding the need for science education in Hartford.

Specifically, our comments would come under the Community Development section (91.215 (e) / page 63), Priority Need Category – Public Services for Youth – (pages 64-65) of the five year plan draft. Comments are:

PROVIDE INFORMAL SCIENCE EDUCATIONAL OPPORTUNITIES FOR LOW-MODERATE INCOME YOUTH WHO HAVE LIMITED OR NO OPPORTUNITIES FOR SCIENCE, MATHEMATICS OR TECHNOLOGY ENRICHMENT.



a 250 Columbus Boulevard, Hartford, CT 06103 t 860.SCIENCE f 860.727.0850 www.CTScienceCenter.org

-----Original Message-----

From: CFravel@easthartfordct.gov [mailto:CFravel@easthartfordct.gov]

Sent: Tuesday, May 04, 2010 8:32 AM

To: Matos, Miguel

Subject: 2010-15 City of Hartford ConPlan / Consultation

On behalf of Mary G. Martin, Grants Administrator for the Town of East Hartford and the Grants Administration Office, I have reviewed the draft for Hartford's 2010-2015 Community Development Consolidated Plan (Con Plan). It is not inconsistent with any long or short-term community development plans now in place for East Hartford.

Thank you for considering our input. Good luck with your final version and submission. You may contact me with any questions or concerns. My contact information is below.

Clare Fravel
Housing Planning Analyst
Town of East Hartford
(860) 291-7306

PLEASE NOTE MY NEW EMAIL ADDRESS: cfravel@easthartfordct.gov

From: Htfd2000@aol.com [mailto:Htfd2000@aol.com]
Sent: Tuesday, April 27, 2010 12:51 PM
To: Panagore, David B.; Matos, Miguel
Subject: H2K Comments - 5-Year Plan

Dear Miguel and David, Below and attached are comments H2K has just sent to Councilmembers about the 5-Year Consolidated Plan of Development. I wanted to you have them at the same time the Councilmembers received them. We will be attending the OMB meeting this afternoon. Linda B

Dear Councilmembers: Attached please find comments from Hartford 2000 on the proposed 5-Year Consolidated Plan of Development which will be discussed by the Council's Operations, Management & Budget Committee this afternoon at 4 PM. We have reviewed the draft document and have concerns. The letter describes our concerns and outlines our recommendations for addressing those concerns. For ease of reference, I have excerpted the recommendations from the letter and listed them below. We will be in attendance at the OMB meeting this afternoon and can answer any questions you may have. Thank you for considering our concerns and comments. Linda B

Neighborhood Revitalization Strategy Areas. We urge the City to continue the designation of the three existing NRSAs and to explore the advantages of additional designations. This will not only benefit the neighborhoods and the larger community, but will allow the City to allocate additional public service dollars beyond the 15% cap now in force.

Neighborhood Revitalization Zones. We request meaningful inclusion of the NRZs in the Plan. At a minimum, the Plan should include descriptions of the NRZs and NRZ statistics should be accurately referenced in the Plan.

Priority Needs. We suggest that the approach of defining needs as activities to be funded is backwards. The needs of our community should be identified and prioritized. Then, funds and activities should be targeted to meeting those needs.

Citywide Goals and Strategies. We suggest that appropriate goals and strategies developed for "One City, One Plan", the Plan of Conservation and Development, be adapted and incorporated into the Consolidated Plan in lieu of or in addition to the goals and strategies currently included.

5-Year Goals and Strategies. We recommend that objectives lay out the outcomes that we want to achieve, rather than list activities. Also, as noted earlier, we suggest that appropriate goals and strategies developed for "One City, One Plan", the Plan of Conservation and Development, be adapted and incorporated into the Consolidated Plan in lieu of or in addition to the goals and objectives currently included.

Community Involvement in Developing the Consolidated Plan. We question both the reliability of the information in this section of the Plan and the extent to which the public was involved in a meaningful way in creation of this plan. We suggest that the City's POCD process be used, in future, as a model for public participation in the development of this and all City plans.

Conclusion. Given our serious concerns about its lack of community involvement and its lack of focus on NRZs and the city's neighborhoods, we would recommend that you initiate a process of revision that includes participation of Hartford 2000, the NRZs and the public.

Linda A. Bayer
Staff Consultant
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c/o CREC
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April 27, 2010

Pedro Segarra, Council President
Chair, Operations, Management & Budget Committee
Hartford Court of Common Council
550 Main Street
Hartford, CT 06103

Dear Councilman Segarra:

Hartford 2000 has reviewed the City of Hartford's Draft 5-Year Consolidated Community Development Plan with particular reference to its effect on Hartford's Neighborhood Revitalization Zones (NRZs) and neighborhoods. We offer the following comments which we hope will be taken into account as the Plan is revised and finalized for submittal to the U.S. Department of Housing & Urban Development.

We have grouped our comments into six categories, which are Neighborhood Revitalization Strategy Areas (NRSAs), Neighborhood Revitalization Zones (NRZs), Priority Needs, Citywide Goals and Objectives, 5-Year Goals and Objectives, and Community Involvement in Developing the Consolidated Plan. In each category, we discuss our observations and then make recommendations which we have highlighted in ***bold and italicized*** type for ease of reference. We are also sharing these comments with City staff.

Neighborhood Revitalization Strategy Areas (NRSAs)

Ten years ago, working with Hartford 2000, the City designated three neighborhoods/NRZs as Neighborhood Revitalization Strategy Areas. Those neighborhoods are Frog Hollow, Northeast, and Sheldon-Charter Oak. At the time, City staff indicated that additional neighborhoods would be designated in the future. The purpose for NRSA designation is two-fold – to provide a mechanism for the City to target CDBG funds to neighborhoods with high needs while having more flexibility in the use of the CDBG funds in those areas. For example, the amount of funds expended by the City on public (social) services in NRSAs are **not** subject to the 15% cap on public service expenditures. Additional flexibilities apply to job creation and housing rehabilitation activities. The City utilized the public service exemption in providing services to residents of the former Dutch Point housing project during the re-creation of that area of Sheldon-Charter Oak.

In each of the past ten years, at the request of the City's Grants Management Office, Hartford 2000 has prepared reports on activities and accomplishments in the three NRZs/NRSAs. These reports are required of the City in their agreement with HUD. Each year, H2K staff have spoken

with City staff about using the benefits of NRSA designation to a greater degree. The NRSA's are not mentioned in the proposed 5-Year Plan.

We urge the City to continue the designation of the three existing NRSA's and to explore the advantages of additional designations. This will not only benefit the neighborhoods and the larger community, but will allow the City to allocate additional public service dollars beyond the 15% cap now in force.

Neighborhood Revitalization Zones (NRZs)

Hartford's thirteen NRZs are an important asset to the city's community development efforts. As designed by the State legislation that created the NRZ program, the NRZs are neighborhood centered, focused on revitalization, and foster grassroots involvement in the development of the community. It is, therefore, very discouraging to find that the NRZs have been omitted from the proposed 5-Year Plan. They are not described in the plan, nor are they included in the description of the city, nor are they listed as one of the City's partners (although Hartford 2000 is listed). Additionally, the Neighborhood Statistics section, which begins on page 7, presents data for the NRZs, but labels it as neighborhood information.

We request meaningful inclusion of the NRZs in the Plan. At a minimum, the Plan should include descriptions of the NRZs and NRZ statistics should be accurately referenced in the Plan.

Priority Needs

The U.S. Department of Housing & Urban Development (HUD) asks cities to identify priority needs in several places in the Consolidated Plan. The needs identified are expected to be addressed in the Plan. In response to HUD's instructions "Describe the basis for assigning the priority given to each category of priority needs", the City states "Activities that are labeled as priorities are those which are targeted to receive funding from the City's formula grants over the next five years."

We suggest that this approach is backwards. ***The needs of our community should be identified and prioritized. Then, funds and activities should be targeted to meeting those needs.***

Citywide Goals and Strategies

On pages 3 through 5 of the draft Plan, the City's vision, goals, and strategies are outlined (see attached summary). These are taken from the City's internal strategic planning process called "Governing for Results" which is used to develop, implement, and manage the City's budget. Although of course the City's internal strategic plan should govern and guide all governmental initiatives and actions, we suggest that these strategies are not sufficiently focused on community development for the Consolidated Plan.

For example, goal 3 states "Hartford has a robust economy and thriving neighborhoods". This is a very positive goal. The strategies, however, focus only on marketing, parking, planning/permitting, housing, and retail businesses. There is no mention of job-creating businesses, improvement of blighted properties, streetscape improvements, parks and playgrounds, traffic calming, or any of the numerous efforts needed and being undertaken to make our neighborhoods thrive.

We suggest that appropriate goals and strategies developed for "One City, One Plan", the Plan of Conservation and Development, be adapted and incorporated into the Consolidated Plan in lieu of or in addition to the goals and strategies currently included.

5-Year Goals and Objectives

Beginning on page 64, the 5-Year Plan lists a series of goals and objectives which are to be implemented with HUD funds over the next five years. We focused our review only on the four goals which are primarily neighborhood-related – economic development, neighborhoods & public facilities, infrastructure, and housing.

Our first comment is that the objectives are, in reality, descriptions of activities and do not define the outcomes we are striving for. For instance, "code enforcement" is not an objective but an activity intended to achieve an objective of improving the appearance and safety of properties. Secondly, because the objectives are, in fact, activities, they limit the mechanisms that can be used to achieve the goals. For instance, the only way that blight can be addressed in this Plan is by "demolishing buildings that are public health and safety threats". There are other strategies that should be allowed. Lastly, the objective "replace firefighter turn-out gear" would appear to have, at best, a tenuous connection to community development.

We recommend that objectives lay out the outcomes that we want to achieve, rather than list activities. Also, as noted earlier, we suggest that appropriate goals and strategies developed for "One City, One Plan", the Plan of Conservation and Development, be adapted and incorporated into the Consolidated Plan in lieu of or in addition to the goals and objectives currently included.

Community Involvement in Developing the Consolidated Plan

In describing how the community was involved in the process of creating the 5-Year Plan, the City relies heavily on a description of the POCD/One City, One Plan process of public involvement. If, in fact, the goals and objectives developed through One City, One Plan were incorporated into the 5-Year Plan, perhaps that would make sense. However, that does not seem to be the case and, to our knowledge, the 5-Year Consolidated Plan was not mentioned or discussed during the extensive POCD process. Further, the description of the public involvement process for the Consolidated Plan appears to contain several strategies that were used in developing the 2005 Plan, when Hartford 2000 carried out the public involvement component of that plan, but, to our knowledge, were not used in developing this plan. Examples of these strategies are:

- Creation of a web site for posting information and accepting feedback, and
- installation of information outposts in all public libraries.

Additionally, the description mentions four community meetings. City staff did attend a Hartford 2000 meeting to solicit comments, but we were not aware of additional community meetings, or our members would have attended.

Lastly, the process description talks about two public hearings. One of these was held by Council on the evening of April 19th. The other was held at 9AM on March 23, 2010 at Constitution Plaza. This is not a time of day or location that is conducive to securing real public participation.

We question both the reliability of the information in this section of the Plan and the extent to which the public was involved in a meaningful way in creation of this plan. ***We suggest that the City's POCD process be used, in future, as a model for public participation in the development of this and all City plans.***

Thank you for the opportunity to comment on the draft Five-Year Consolidated Community Development Plan. ***Given our serious concerns about its lack of community involvement and its lack of focus on NRZs and the city's neighborhoods, we would recommend that you initiate a process of revision that includes participation of Hartford 2000, the NRZs and the public.*** We are available to discuss these matters further if you wish to do so and to assist in additional public outreach.

Sincerely,

Linda A. Bayer
Staff Consultant

cc: Hartford City Council Members
Mayor Eddie Perez
David Panagore, COO
Miguel Matos, Grants Administrator

City of Hartford Draft 5-Year Consolidated Community Development Plan

The following information has been excerpted, by Hartford 2000, from the Draft 5-Year Plan and summarized using layperson's language. With regard to the Goals and Strategies of the Plan, only the four components that are primarily neighborhood-related have been included, i.e. economic development, public facilities, infrastructure, and housing. We did not address public housing, homeless needs, public services, etc.

Vision for Hartford

- Vibrant downtown,
- Strong, healthy, diverse neighborhoods
- Celebrated public spaces
- People working together
- A place of hope

Goals and Strategies

1. Hartford is a safe place

1. Instill a community involvement philosophy
2. Create safe, welcoming, visitor-friendly neighborhoods and business districts by
 - investing in infrastructure and community facilities, and
 - enforcing conduct that maximizes quality of life
3. Enhance public safety response times
4. Support and serve at-risk youth
5. Develop the Police and Fire Departments' capabilities

2. Hartford residents realize their highest potential in school, work, and community life

1. Expand quality opportunities and resources for infants, toddlers, pre-schoolers, youth, adults, families, and caregivers
2. Leverage resources for for-profit and non-profit organizations

3. Hartford has a robust economy and thriving neighborhoods

1. Aggressively market the city
2. Increase supply and decrease cost of parking
3. Streamline planning and permitting processes
4. Invest in homeownership and rental housing programs
5. Create accessible and diverse retail environments in the city as a whole and along commercial corridors

4. Hartford is a clean and healthy city

1. Improve code enforcement
2. Promote civic pride by encouraging community participation in beautification and anti-litter programs

3. Improve health of residents through public health education campaigns
4. Strengthen City relationship with health providers

5. City government is operationally sound and financially healthy

1. Improve the City's financial position
2. Manage expenditures growth and maximize revenues
3. Implement best practices and improve internal controls
4. Raise the level of customer confidence and satisfaction
5. Use technology and training to deliver faster and more efficient services
6. Get more grant funding

5-Year Goals and Objectives

Economic Development Goal: Create jobs

Objectives

1. Provide money and technical assistance to
 - Existing businesses
 - New micro- and small businesses
 - Neighborhood economic development projects
2. Provide job readiness, job training, and job placement services
3. Improve business facades

Public Facilities Goal: Maintain and improve neighborhoods and basic public facilities

Objectives

1. Rehabilitate City parks, playgrounds, and recreation facilities
2. Address blight by demolishing buildings that are public health and safety threats
3. Maintain and dispose of City-owned properties
4. Repair and clean up private properties that are deteriorated
5. Do code enforcement
6. Replace firefighter turn-out gear
7. Rehabilitate facilities owned/occupied by nonprofit service providers

Infrastructure Goal: Maintain and improve basic infrastructure

Objective

1. Maintain and improve streets, streetscapes, sidewalks, signs, signals, storm drains, and sewers

Housing Goal: Develop homeownership opportunities, rehab and construct multi-family, rental housing, and demolish vacant properties to create a variety of housing types affordable to a range of incomes.

Housing Priorities

1. Expand homeownership

2. Develop affordable multi-family rental housing (targeting blight, veterans, and elderly)
3. Preserve existing housing stock

Objectives

1. Provide downpayment and closing cost assistance
2. Rehabilitate existing housing
3. Provide emergency housing repairs for elderly and disabled people
4. Renovate housing for homeownership
5. Acquire land for renovation and/or construction of rental and ownership properties
6. Provide housing subsidies to low income renters
7. Provide housing counseling
8. Acquire, renovate, and sell bank-foreclosed properties
9. Create homeownership units through demolition and construction and/or rehab of blighted properties

Following is in response to the above letter from Linda Bayer Staff, Consultant to Hartford 2000, to Pedro Segarra, Hartford City Council President dated April 27, 2010.

Regarding Neighborhood Revitalization Strategy Areas (NRSAs)

Response – It was an oversight not include a reference to the NRSAs in the draft, the final report will include references to NRSAs and to the possibility of exploring additional designations.

Regarding the Neighborhood Revitalization Zones (NRZs)

Response – This section was awaiting input from the Department of Development Services' Planning Division this input has been received and is included in the final report

Regarding Priority Needs

Response – In the Hartford metropolitan area most individuals of who have low income and social service needs live within the City of Hartford. There are insufficient resources to meet the needs of underserved groups. All the funding recommendations that have been identified are our priorities.

Regarding Citywide Goals and Strategies

Response – This section was awaiting input from the Department of Development Services' Planning Division this input has been received and is included in the final report

Regarding 5-Year Goals and Objectives

Response – The activities to address PF-2 (Addressing blight) have been expanded. The Goals and Strategies from the Plan of Conservation and Development (POCD) were incorporated into the Goals and Objectives section.

Regarding Community Involvement in Developing the Consolidated Plan

Response – Plans have been developed to involve Hartford 2000, the NRZs and public in further developing the City's priorities for investment of CDBG funds. See Attachment B – Neighborhood Revitalization Zone Plans.

From: Crean, Mary [mailto:mcrean@hplct.org]
Sent: Monday, April 26, 2010 12:38 PM
To: Matos, Miguel
Cc: Matthew Poland - Library; Julio Molleda - HPL
Subject: Comments for the City's One Year Action Plan from Hartford Public Library
Importance: High

Hi Miguel:

I hope that this email finds you well.

Matt, Julio and I met this morning and we have a few general comments to add to the City's One Year Action Plan.

We envision Hartford Public Library's role as facilitating the delivery of information and helping to build relationships with partnering organizations. The Library can educate and help get the word out for a variety of topics such as, housing, healthy cities, homeless prevention, job and career services, personal finance workshops, home buying and more.

We'd also appreciate your considering adding Hartford Public Library into the City's list of local resources in paragraph 4, page 8.

Matt, Julio and I are planning to reconvene a brainstorming session in the next month or so . After we have done this we will get back in touch with you as you kindly offered.

Miguel, let me know if you need anything further from me. Thank you again for visiting with us and we look forward to working with you.

Kind regards,
Mary



April 21, 2010

Mr. Miguel J. Matos
Administrative Operations Manager
Department of Development Services
Division of Grants Administration
250 Constitution Plaza, 4th Floor
Hartford, CT 06103

Dear Mr. Matos:

Thank you for the opportunity to comment on the City of Hartford's five-year Consolidated Community Development Plan. The Hispanic Health Council fully supports the plan. We also endorse the One-year Annual Action Plan for FY July 2010 to June 2011. Our plan to upgrade the energy systems in our agency-owned four-story building at 175 Main Street is consistent with the city's objective PF-4: **"Support non-profit human/public service providers by funding limited acquisition and rehabilitation of their facilities when needed to provide services to low- and moderate-income residents."**

The Hispanic Health Council is a 30-year-old community agency dedicated to improving the health and social well-being of Latinos and other diverse groups. In the three decades since its founding, the council has provided services to tens of thousands of Hartford residents. Programs include breastfeeding support, diabetes and cancer case management, pre-natal support for pregnant women, addiction services, HIV prevention, parenting support, nutrition assistance and nutrition education that reach almost 20,000 children a year through puppet shows in the public schools.

The Hispanic Health Council purchased its building in 1994. It has grown into an important community asset, not only for the low-income Spanish-speaking residents we serve, but for about 75 community members who are employed here with salaries and benefits that allow them to improve the lives of their own families.

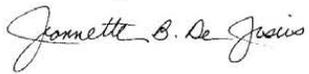
The proposed energy system upgrades are essential to preserve the integrity of this historic structure, but also to ensure that the Hispanic Health Council has sufficient funds to meet growing community needs. At present, the drain of the building's inefficient energy systems is placing a burden on the agency's already strained budget for programs and services. In addition, the aging system has required costly repairs, further taxing our budget. A recent engineering review of the electrical system also identified several code and safety violations that could result in injury or death if they are not addressed. Above all, replacing inefficient HVAC systems, windows, wiring, and light fixtures will have benefits far beyond the South Green neighborhood by eliminating at least some contributors to global warming.

Our five-year-energy upgrade plan, as identified in a 2004 energy audit includes:

- Replacing the HVAC system
- Consolidating 17 electric meters into two
- Upgrading electrical wiring
- Lighting upgrades
- Window replacement
- Repairing a leaking atrium skylight and adding a solar screen

Thank you for allowing the Hispanic Health Council to participate in the community development planning process. We are always available to address questions or concerns.

Sincerely,



Jeannette B. DeJesus
President and CEO

ATTACHMENT B - NEIGHBORHOOD REVITALIZATION ZONE PLANS

A law enacted by the State of Connecticut in 1995 established a process for the development of Neighborhood Revitalization Zones (NRZs). The objective of the NRZ process is to revitalize neighborhoods through the collaborative involvement of residents, businesses and government to determine the vision and priorities of the individual neighborhoods. The NRZ process provides a mechanism for local stakeholders, along with local municipal officials, to develop a strategic plan to revitalize their neighborhood. Municipalities wishing to participate in the process may establish zones in one or more of their neighborhoods by a resolution of their legislative body. Connecticut General Statutes Sec. 7-600 through Sec. 7-608 are the laws covering all aspects of the NRZ program.

Each of the Neighborhood Revitalization Zone Plan's goals has been incorporated into the City of Hartford's Plan of Conservation and Development (POCD) and are reflected in the Consolidated Plan by program funding designed to achieve the outcomes listed below:

Asylum Hill

Housing

- Eliminate vacant and abandoned structures through a program of selective demolition, rehabilitation, and warehousing
- Create more family housing by converting efficiency and one-bedroom units to two, three, and four bedroom units and attract middle income households
- Increase the homeownership percentage
- Improve maintenance and operation of investor owned rental properties
- Assist owners to upgrade their properties through affordable financing
- Increase the amount of green space and pocket parks for children and families
- Preserve the historical and architectural integrity of Asylum Hill

Economic Development

- Increase access to employment for neighborhood residents (skills survey, jobs bank file, work opportunities for youth, health care area as growing sector)
- Create jobs and entrepreneurial opportunities for neighborhood residents (network of child-care providers, "doorman" enterprise", redevelopment the Hawthorn Building, greenhouses on Laurel Street)
- Encourage local business development (Business Resource Center, identify desirable businesses, market and promote businesses, zoning and design standard, monitor development, market vacant office space)

Educational/Cultural Institutions

- Improve the schools to become community assets (parental involvement, physical condition, school readiness for young residents, charter/magnet school)
- Recognize and use the cultural institutions in Asylum Hill (encourage collaboration and interaction, appreciate history and architecture, support library)
- Establish and improve recreational opportunities (pocket parks, Sigourney Park, Boys and Girls Club, intergenerational recreation)

Blue Hills

1. Enhance the image and physical appearance of Blue Hills through:
 - Streetscape and façade improvements
 - Signage and gateway improvements
 - Increase in green space and pocket parks

- Improvements to infrastructure such as roads, sidewalks, sewers, and services such as rodent control, snow and trash removal
2. Create sustainable economic development in the following areas
 - Thomas Cadillac and Westbrook Village/Bowles Park
 - Blue Hills Commercial District
 - Oak Hill School
 3. Improve the quality of life
 - Monitor public safety, including community policing and “eyes on the neighborhood”
 - Create educational facilities and programs (library, playscapes, school partnerships)
 - Encourage social responsibility through violence/drug prevention and a code of conduct
 - Monitor and intervene in zoning and land use issues
 - Improve the housing stock through code enforcement, information on maintenance and rehabilitation, and attention to abandoned structures
 4. Ensure broad representation, improve participation, and mobilize support in the neighborhood by improving communication:
 - Within the neighborhood
 - Between the NRZ and the City
 - With prospective developers, and
 - With other NRZs

Clay Arsenal

- Complete the Main/Pavilion Project
- Focus City and institutional support on specific economic development nodes: Main Street, Windsor Street, Albany Avenue, and Mather Street
- Advocate and monitor the clean-up and redevelopment of 76-78 Pliny Street
- Initiate dialogue with Police Department to increase responsiveness and effectiveness of Community Service Officers
- Carry out a comprehensive housing rehabilitation program including home maintenance, homeownership, disposition of City-owned properties, reduction of density, creation of off-street parking, and development of landlord/tenant rating and referral process.
- Launch a public improvements program at gateways, along commercial corridors, and at community “centers” to improve appearance and functioning and make areas pedestrian-friendly
- Improve community cohesion and communication by holding a series of events, programs, and/ or activities, such as community gardens, voter registration drives, historic walking tours, and neighborhood clean-ups
- Create a Main Street Neighborhood Business Alliance
- Develop a neighborhood resource center
- Monitor and support the Enfield Street initiative and apply it to other areas in the neighborhood
- Increase green space and establish buffers around non-compatible development
- Support citywide traffic calming analysis and improvements
- Improve the connections between existing social service programs and neighborhood people who have need of those services with the goals of decreasing long-term dependency and increasing quality of life.

Frog Hollow South

1. Rekindle communication and community activism through leadership transition and outreach
2. Create a sense of security in the neighborhood through efforts such as block watches, public safety task force, and working with the City and other partners
3. Improve our quality of life in the following areas
 - Housing: Support rehab loans for owner-occupants, hold housing maintenance workshops and programs, and encourage homeownership training
 - Development: Evaluate development proposals to assure they meet neighborhood needs
 - Public Services: Work with government to improve code enforcement; clean up, resurfacing of roads and sidewalks, lighting, etc.
 - Transportation: Improve bus schedules and stops, create pedestrian-friendly improvements, improve traffic circulation patterns, and institute traffic calming
 - Community Center: Explore the possibility of establishing a community center
4. Propagate neighborhood level economic development opportunities by:
 - Preparing a Broad Street Revitalization Plan
 - Sustaining T.W. Raftery company
 - Diversifying business development
 - Partnering with HEDC to capture three markets: neighborhood residents, institutional workers, and Trinity College students

Maple Avenue Area

1. Foster the development of the neighborhood as a strong economic entity
 - Retain and renovate existing business
 - Strengthen the marketing potential of Maple Avenue
 - Promote mixed use development on commercial streets
 - Redevelop strategic sites
 - Recruit new, high quality business
 - Create a critical retail mass
 - Promote and market businesses
 - Promote Barry Square as the anchor of the neighborhood
 - Improve facades, gateways, and signage
2. Improve and enhance the quality of built environments of primary corridors, including:
 - Safety
 - Livability
 - Traffic circulation
 - Parking
 - Traffic calming
3. Improve and maintain the quality of neighborhood housing stock and living environments
 - Lower density
 - Improve and maintain quality of housing stock
 - Renovate, mothball, and remove blighted buildings
 - Promote renovation and infill development
 - Create units of marketable size
4. Promote linkages to neighboring communities and assets through partnerships
5. Promote the safety and security of the neighborhood through code enforcement, problem solving, etc.

Northeast

Image

- Create a clean, bright and safe appearance throughout the neighborhood

- Create gateways
- Improve the cohesiveness of corridors

Livability

- Create attractive streetscapes free of trash and abandoned vehicles
- Improve maintenance of homes
- Buffer residential areas from noise, industries, and other impacts
- Increase community responsibility and help residents communicate issues to their neighbors
- Reduce housing density and increase yard size and green space

Self-Sufficiency/Family Capital

- Assure accessibility to support programs by the neediest and most motivated residents
- Help tenants become homeowners
- Support job training initiatives to increase skill levels and connect residents with regional employment opportunities

Education: Helping children and youth grow

- Increase parental involvement in their children's lives
- Improve student performance and increase high school graduation levels
- Provide an enriched, supportive atmosphere for improving job skills and continued educational pursuits
- Create public spaces that are safe for children to play
- Provide community facilities and resources to provide constructive activities for all generations, but particularly children and youth.

Sustainable Development

- Assure stability and attractive appearance for commercial, retail and light industrial development within existing business districts
- Retention and consolidation of compatible businesses
- Attraction of new businesses
- Creation of partnerships that result in long-term reinvestment and jobs for residents
- Support for the Inner City Business Initiative

North Frog Hollow

Administration/Organization

- Communicate widely with others
- Monitor neighborhood activities and problem areas and take actions as needed
- Establish partnerships and linkages
- Stimulate community cohesion
- Utilize NRZ waivers and tools to accomplish goals

Promotion/Outreach

- Celebrate the cultural and historical significance of the neighborhood, through positive media coverage, events, brochures, tours, etc.

Housing

- Involve the community, adjacent NRZs, the City and housing developers to improve housing stock
- Assist homeowners in maintaining their houses
- Work with reputable developers
- Combine redevelopment and rehabilitation efforts

- Monitor abandonment and tax delinquency and work to achieve stabilization

Economic Development

- Develop off-street parking
- Encourage streetscape improvements along main corridors
- Address public loitering, etc.
- Help with marketing of neighborhood businesses
- Work with other actors on improvements to and promotion of Park Street, Broad Street, Capitol Avenue and Washington Street

Public Safety

- Implement strong public safety strategy
- Monitor and report vandalism
- Participate in Problem Solving Committee and work with Community Service Officer

Livability

- Assure adequate public services such as trash pick-up, utilities, and sidewalk repair and work with Community Court to supplement such services
- Install way-finding signage
- Monitor and participate in planning and zoning discussions and decisions
- Take advantage of opportunities for pocket parks and off-street parking
- Assure pedestrian-friendly improvements

Self-Sufficiency

- Maintain dialogue with social service stakeholders
- Establish linkages with schools, PTOs, and Board of Ed

Parkville

Economic Development

- Increase prosperity of business, retail, and industrial areas
- Decrease the vacancy rates in the industrial corridor and retail strips
- Increase the number of jobs in the industrial corridor
- Increase the employment rate of neighborhood residents

Public Safety

- Reduce all crime by 25%
- Reduce quality of life crimes by 30%
- Increase participation in block watches

Housing

- Increase homeownership to 35%
- Eliminate all blighted buildings
- Renovate historic buildings to put them back into use
- Encourage a varied housing stock to accommodate diverse needs of residents

Recreation

- Increase the number of activities for children, teens, and families.
- Increase the participation of non-residents in neighborhood activities

Beautification

- Enhance streetscapes along Park Street, and New Park, Sisson, and Capitol Avenues, by doing façade improvements, lighting, trash receptacles, and flowerpots.
- Create attractive gateways at entrances to Parkville

Education

- Work with and support the Parkville Community School's School Improvement Plan (SIP) and involve other neighborhood non-profits in the achievement of the goals of the SIP
- Increase the number of adults participating in adult education programs

Sheldon/Charter Oak

Service Goals

- Attract residents and businesses to the neighborhood.
- Foster neighborhood-based tourism.
- Make the neighborhood an attractive, inviting, safe "front porch" community.
- Emphasize the neighborhood's history amongst city and state agencies.

Coltsville

- More intensive use of Dillon Stadium.
- Designation of a National Historic Park focusing on the Colt legacy.
- Significant high density economic development project(s) on Columbus Boulevard, between the highway and Charter Oak Avenue.
- Recommended Capital Improvements:
 - Pedestrian and vehicular entrance to the Connecticut River
 - Planned streetscape investment around the Colt Complex
 - Extend the service of the Star Shuttle

Colt Park

- Inclusion of Colt Park in the proposed Colt National Historic Park.
- Develop a botanical garden on the park's western edge.
- Work with property owners to rehabilitate residential properties abutting the park.
- New construction along Wethersfield Avenue must be sensitive to the existing historic buildings.
- The south side of Wawarme Avenue should be rezoned as high density residential.
- Recommended Capital Improvements:
 - Continued implementation of the vision plan for the park
 - Reconnect Stonington Street to Masseek Street and Hendricksen Avenue
 - Traffic calming on Wawarme Avenue

Good Shepherd

- Redevelopment of the former Dutch Point housing and its environs.
- Renovation of Capewell factory building into condominiums.
- Preservation of the unique environment and housing product on Charter Oak Place.
- Recommended Capital Improvements:
 - Main Street's streets and sidewalks should prioritize pedestrians, more trees and wider sidewalks
 - Redesign and rebuild Monument Park (Charter Oak Avenue and Charter Oak Place)
 - Traffic Calming on Wyllys Street and Charter Oak Avenue
 - Sidewalk improvements along Groton Street

South Downtown

- Encourage small incremental development to spread the benefits of revitalization to more people and create greater diversity.
- Encourage a mix of residential, retail, and commercial space to make the area vital at 1all times.
- Relocate parking lots to free up real estate for redevelopment
- Reinforce Park and Main Streets as neighborhood centers

- Encourage construction of buildings that allow for many different uses over time.
- Retain and enhance existing historic buildings and encourage new development to complement the existing buildings in massing, setback, and design.
- Create a variety of housing types that are affordable to households with a mix of incomes.
- Encourage good urban design to improve “eyes on the street” (windows and doors facing the sidewalk)
- Create smaller blocks to improve circulation and security.
- Make the neighborhood greener through street trees, parks, and back yards.

South End

Community Building Strategies

- Build the community from within by providing community and social services, creating linkages with other groups, and monitoring development and City actions
- Address public safety concerns

Residential Strategies

- Improve residential quality by increasing homeownership, demolishing derelict buildings, developing senior housing and lowering residential density

Economic and Commercial Development Strategies

- Improve appearance and function of Franklin and Wethersfield Avenues
- Ensure that economic opportunities are available, by supporting jobs programs, attracting industrial activity, and supporting assemblage of land for new or expanding businesses

Environmental Strategies

- Clean up contaminated sites to use for development

Transportation

- Provide appropriate parking and transportation links

South Green

- Transform Barnard/South Green Park into a modern, functional urban park and upgrade properties facing Barnard Park to create an attractive gateway to the neighborhood and to extend the downtown area to Park Street
- Expand housing opportunities in the neighborhood, especially for the elderly
- Expand affordable rental and homeownership opportunities
- Reconfigure smaller housing units into larger ones appropriate for families
- Upgrade Franklin Avenue streetscape to provide an attractive central corridor for the neighborhood
- Upgrade Wethersfield Avenue streetscape to complement the attractive, historic building stock
- Expand commercial activity in the neighborhood, especially for neighborhood convenience goods
- Reduce the presence of vacant, deteriorated properties
- Expand employment opportunities

Upper Albany

1. Improve our quality of life

- Improve the image and appearance of the neighborhood through gateways, streetscape improvements, playgrounds and small parks, zoning enforcement, development of vacant lots, and litter patrol.
 - Improve housing by protecting at-risk historic homes, assisting owners to maintain homes, focusing rehabilitation efforts on target areas, creating a landlord/tenant referral database, assisting tenants to become owners, developing design guidelines, and showcasing successful improvements
 - Reduce crime and unacceptable behavior by organizing volunteer “patrol strolls” and “eyes on the neighborhood”, working with the Police Department and others, and developing a code of conduct.
 - Improve the physical infrastructure, including sewer separation, street improvements, and traffic circulation improvements
 - Enhance communication and cooperation among all neighborhood stakeholders
2. Support sustainable development
- Identify the forces affecting development and determine best uses of property
 - Attract businesses and retain healthy businesses and support private investment
 - Partner with existing non-profit development organizations
- 3 Invest in human potential
- Improve the delivery of support services
 - Evaluate job creation potential of each economic development proposal and support employment and training initiatives and programs

West End

- Expand recreational and leisure opportunities
- Create additional outdoor recreation space in south sector
- Expand recreational programming especially for youth
- Promote recreational and after-school programming throughout the neighborhood
- Improve educational linkages with Noah Webster School, PTO, OPMAD and other neighborhood partners
- Promote and protect historic and cultural assets, through flyers, walking tours, events, exhibits, performances, etc.
- Establish design guidelines to address scale, streetscape, character, signage and parking
- Strengthen the neighborhood by identifying and promoting community resources for people in need
- Institute traffic calming and pedestrian-friendly improvements
- Address crime and nuisance activities
- Assure adequate health and safety public services
- Overcome negative perceptions by working with the media, attracting visitors through walking tours, etc.
- Use the Block Group network to raise and address residents’ health safety and welfare concerns
- Support owner-occupancy by providing information on programs to assist with maintenance, renovation, restoration, etc.
- Address problems of absentee ownership through code enforcement, rent receivership, a peer network of responsible landlords, outreach to real estate entities, etc.

INTRODUCTION

Hartford's Plan of Conservation and Development (POCD), also referred to as "One City One Plan", is the City's ten year Plan (2010-2020) which became effective on June 17, 2010. It was developed over a period of three years, including an intensive eight month public participation process. At over a dozen community meetings, hundreds of Hartford residents, business owners and other stakeholders shared their ideas for Hartford regarding livable and sustainable neighborhoods, the City's natural and built environments, transportation mobility, the development of Downtown, and sustainable practices. The POCD document itself incorporates the goals, themes and initiatives of many other plans and thereby acts as the lead document for Hartford's future development.

As such, the Consolidated Plan reflects not only the goals and themes of the POCD, but of the plans which are referred to and contained in the POCD. Summaries of these plans are below.

THE CITY OF HARTFORD'S PLAN OF CONSERVATION AND DEVELOPMENT

The City of Hartford's Plan of Conservation and Development (POCD) was adopted on June 3, 2010. Chapter 126, Section 8-23, of the Connecticut General Statutes requires that a planning and zoning commission "prepare, adopt and amend a plan of conservation and development for the municipality". The POCD is a guide for asking questions, identifying challenges, determining resolutions and implementing strategies. It is a record of the best thinking of Hartford as to its future growth and aims to give direction to both public and private development. The Plan not only encompasses a long-term vision for the community but also offers guidance for short-term decision-making. The proposals of the Plan are broadly based recommendations for future development and the improvement of Hartford over the next decade and beyond. The POCD touches on every aspect of Hartford's current and future development including such topics as generalized land use, development patterns, economic development, transportation, parks and natural resources, infrastructure, housing, neighborhoods and sustainable development, among others.

POCD is guided by five (5) broad planning themes:

1. Promote Livable and Sustainable Neighborhoods
2. Protect the City's Natural and Built Environment
3. Enhance Mobility Through Transit, Pedestrian and Bike Systems City-Wide
4. Advance Downtown's Role as the Region's Center for Commerce, Culture and City Living
5. Promote and Encourage the Integration of Sustainable Practices

The themes provide the framework for the plan and are woven throughout the chapters of the POCD, tying together the strategies and goals. The Consolidated Plan promotes implementation of the stated strategies and goals through funding allocations.

Where the POCD identifies strategies the Consolidated Plan identifies programs that support the strategies.

Following is a description of the theme, the goal related to the theme, and a list of objectives designed to reach the goal, and examples of how the Consolidated Plan supports related programming.

Like the POCD, the Consolidated Plan promotes the improvement of neighborhoods and facilities essential to urban life. The Consolidated Plan promotes the funding of programs that improve infrastructure to facilitate livable, sustainable neighborhoods.

The POCD priorities provide the Consolidated Plan with direction and a roadmap as it addresses the needs of Hartford Residents. A breakdown of the objectives the Consolidated Plan addresses is included in the Executive Summary.

Livable and Sustainable Neighborhoods

Hartford's neighborhoods are vital to the success of the city. This is where the vast majority of residents live, go to school, shop, worship, recreate, and interact. It is important for these places to be livable, with good quality housing, abundant open space and recreational facilities, efficient community services, great school facilities, ample employment, and low levels of crime. They must also be sustainable physically, socially and economically. For instance, neighborhoods must be places where environmental impacts are minimized, resources are used efficiently, the carrying capacity of the infrastructure is not exceeded, diversity is treasured, citizens are engaged and involved, and the local economy is vibrant.

In order to achieve livable, sustainable neighborhoods, diverse sectors must work together. For example, the quality of schools is connected to the quality of housing, which is affected by the quality of transportation options, etc. Activities in these and other areas can have positive effects on the livability and sustainability of Hartford's neighborhoods.

The Consolidated Plan proposes funding for the construction and rehabilitation of housing through the City's Housing Preservation Loan Fund, The H.O.M.E. Program and the G.A.P Program. These programs support neighborhood improvement and provide small contractors economic opportunity. The aggregate result is an attractive environment for new businesses. The Consolidated Plan also funds streetscape development and other infrastructure improvements which enhance the public domain and create safe and clean streets.

The Natural and Built Environment

Hartford's visual character is defined by both its natural landscape and its built environment. The City's most notable natural feature is the Connecticut River. There are also 2,000 acres of parkland, the Park River, and several wetland areas. Given Hartford's almost completely developed nature, the visual character of the City is dominated by built form elements. These elements, such as homes, schools, hospitals, office buildings, roads and highways, are the buildings blocks of Hartford's neighborhoods. As one of the oldest continuously settled communities in the United States and with almost four centuries of history, Hartford has a significant number of historic structures and neighborhoods. Protecting the City's natural & built environment has a significant impact on the character of the City and the vitality of the neighborhoods.

The Consolidated Plan supports funding of public facilities including public park facilities and playgrounds, creating opportunities to improve recreational learning opportunities and further improving the public realm.

Mobility: Transit, Pedestrian and Bike Systems

The City of Hartford serves as a transportation hub between Boston and New York and other New England locales. The presence of Inter-states 91 and 84, Connecticut Routes 4, 5 and 44, train service at Union Station, the path of Connecticut River, a fully developed system of busses and a

pedestrian-friendly street grid have all influenced the City of Hartford's transportation system in many ways. The loose gridiron arrangement of the majority of Hartford's streets provides a strong web of connections that can be utilized by pedestrians, bicyclists, and buses as well as automobiles. These connections should be strengthened by improvements to the streetscapes, pathways and roadways, as well as better integration of transportation systems with land use. For example, the transit oriented development (TOD) planned for the Union Station area will be vital for the success of the planned New Britain Hartford Busway and the New Haven/ Hartford/ Springfield Commuter Rail. TOD around Union Station will help create a vibrant pedestrian friendly Downtown with easy access to mass transit options while enhancing mobility throughout Hartford.

The Consolidated Plan reflects the POCD's goals and strategies in its funding of street improvements to include traffic calming and urban streetscapes, and ADA accessibility improvements.

Downtown as the Region's Center for Commerce, Culture and City Living

Although Hartford has a large workforce (80,000 jobs in Downtown) a much smaller number of workers reside in Hartford. Downtown Hartford has a relatively small number of housing units when compared to downtowns of similar size. Despite recent additions of new housing units, including several high-end apartment complexes, there is still a gap between housing and the employment base. Closing this gap by creating downstairs shopping and entertainment with upstairs living and working will create a diverse, vibrant & attractive atmosphere for resident to work, live and play.

Integrating Sustainable Practices

Sustainability can be defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." By its very nature, Hartford's urban fabric is much more sustainable than other forms of development. With its high-density development patterns and mixing of uses, the City makes much more efficient use of its land than traditional suburban development or "sprawl" development patterns.

The City of Hartford has been actively working to improve environmental quality and promote sustainable practices, and to identify future strategies for accelerating the "greening" of Hartford. Hartford has recently undertaken a number of renewable and "green" energy initiatives. Hartford's goal of becoming a greener city will benefit residents and businesses while attracting investors and visitors to the City.

"Sustainable" relates to more than just the environment and "green" buildings. Economic sustainability is the City's ability to produce a workforce that can meet the employment needs of the current local and regional economy but also be flexible enough to adapt to troubling economic conditions. That is why sustainable education and economic development practices must also be adopted.

In improving the lives of low- and moderate-income residents in a variety of ways, the Consolidated Plan aims to make the population more self-reliant, and the City itself more sustainable.

THE CITY OF HARTFORD'S STRATEGIC PLAN

The City of Hartford's Strategic Plan for FY 2009-2010 was principally authored under the direction of Mayor Eddie Perez to detail the system and method of governance for the City of Hartford. The City's annual operating budget and Strategic initiatives are developed as a part of a comprehensive strategic planning process called "Governing for Results". Governing for results is the mantra of the

City's Plan. This process takes into account the city's vision, mission, core values, goals and expected outcomes, strategies, priorities and department business plans, as well as, performance analysis and reporting processes that lead to achieving results through accountability and continuous improvement efforts.

The City's governing framework can be summarized by the following: Plan, Budget, Manage, Analyze, Respond, and Improve. Then, communicate the results to stakeholders, receive feedback and restart the process with the information received.

The goals of the City of Hartford's Strategic Plan are as follows:

1. Hartford is a safe place
2. Hartford residents realize their highest potential in school, work and community life.
3. Hartford has a robust economy and thriving neighborhoods
4. Hartford is a clean and healthy city
5. Hartford Government is operationally sound and financially healthy

These goals outlined in the City's Plan via strategies and expected outcomes are reflected in the City of Hartford Consolidated Plan (Consolidated Plan). The Consolidated Plan lists similar goals and emphasizes programming to support these goals. For example, the City's Plan states "Hartford will be a safe place", with a strategy to reduce crime city-wide, improving business and educational opportunities and improving infrastructure, all which will serve to make Hartford attractive to new residents and visitors.

Goal 1

The Consolidated Plan provides funding for youth services including educational and recreational services. The Consolidated Plan calls for funding programs that support literacy and community involvement, microenterprise and economic development; all which serve to provide youth and families with skills that will allow them to benefit from future employment opportunities. Residents with unique skills obtain upward mobility, which over time reduce crime and improve city life.

Goal 2

The City's Plan, goal 2, calls for "Hartford residents to realize their highest potential in school, work and community". The Consolidated Plan, calls for the funding programs that provide city youth with peer education and job readiness and leadership training. The Consolidated Plan also promotes funding for pregnancy prevention, small business development, and community involvement, which are compatible with the City's second goal.

Goal 3

"Hartford has a robust economy and thriving neighborhoods". The Consolidated Plan promotes funding for small business development and supports funding enhanced streetscapes, sidewalks, roads as well as improved public spaces. Funding for the development and rehabilitation of housing are a main tenet of the Consolidated Plan. The aggregate affect of these elements create economic opportunity and desirable neighborhoods which coincides with the City's Plan, specifically goal 3.

Goal 4

"Hartford is a clean and healthy city" The Mayor's goal of Hartford as a clean and healthy city is reflected in the Consolidated Plan's objective to maintain and improve streets, streetscapes, sidewalks, road/ directional signs, traffic signals, storm drains and sewers. Promoting green and

other infrastructure improvements bolsters the City's air and water quality. Well maintained streets and roads with attractive directional signage makes Hartford's residents and visitors feel safe and encourages walking, biking and use of the parks, making Hartford a clean and healthy city in which to live, work and play. The Consolidated Plan also funds programs that build and rehabilitate City housing. These programs eliminate lead hazards and upgrade the City's aging housing stock which also reflects the City's goal of a healthy Hartford.

METRO HARTFORD ALLIANCE

The Metro Hartford Alliance is the city's chamber of commerce and the region's economic development leader. The Metro Hartford Alliance, an organization of 1,000 businesses, education and health care institutions, and municipalities, ensures that the Region competes aggressively for jobs, capital and talent. To that end, the Alliance supports pro-growth legislation, helps local companies expand, assists start-ups, encourages government investment in key infrastructure assets, develops programs for young professionals, and recruits companies from out of state to build a presence in the Region.

The Metro Hartford Alliance contracted Angelou Economics to draft their Comprehensive Economic Development Strategy Plan (Metro Hartford Alliance Plan) in April 2006.

The Metro Hartford Alliance Plan calls for the Metro Hartford region to become a major destination for economic growth in New England and position itself as a global center of excellence in targeted industries by creating a climate that grows existing businesses, attracts new businesses, creates a world-class workforce, maintains and builds an excellent quality of life, drives investment, and encourages collaboration among its communities to build economic prosperity for all.

This vision emphasizes the importance of supporting the region's existing businesses as well as attracting new ones. It also stresses the importance of developing a workforce that will attract target industry businesses. The region will use its quality of life to its advantage, appropriately invest, and collaborate rather than operate as independent communities in a way that will benefit all residents in the region.

The Metro Hartford Alliance Plan has five key goals from which all strategies and actions flow and which are in harmony with the Consolidated Plan goals:

GOAL ONE: Business Climate

Create a business climate in the Metro Hartford region that supports the retention and expansion of existing businesses, supports entrepreneurs and small businesses, fosters diverse job opportunities, and attracts companies in the target industries (defense mfg., financial services, biotechnology, logistic& distribution, clean energy, & health services) that provide quality jobs.

GOAL TWO: Education & Workforce Development

Prepare the current and future workforce in the Metro Hartford region for better paying, quality jobs by strengthening the public education system, increasing the capabilities of the higher education system, and making the workforce education system more effective.

GOAL THREE: Quality of Life

Continue to preserve the high quality of life already present in the Metro Hartford region and improve quality of life elements most likely to attract young professionals and businesses among the recommended target industries.

GOAL FOUR: Sites & Infrastructure

Ensure that sites and infrastructure in the Metro Hartford region are ready to meet the needs of businesses that want to expand or locate in the region.

GOAL FIVE: Economic Development & Marketing

Increase the awareness of the Metro Hartford region, create a more positive image, and improve the effectiveness of economic development and marketing efforts through collaboration

ATTACHMENT D - FORECLOSURE AVOIDANCE OPTIONS FOR UPSIDE-DOWN MORTGAGES

Background: In recent years lenders have relaxed lending practices and have financed up to 100% of the appraised value of many one to four family properties in Hartford. Many homeowners with 1st lien purchase mortgages have added additional subordinate mortgages as well, which sometimes include City mortgages through Housing & Property Management loan programs (Appraisal Gap Financing, HouseHartford, & Housing Preservation Loan Fund, etc.). Over the last several years, in addition to large 1st purchase mortgages, many homeowners have refinanced 1st mortgage debt or have taken home equity/line of credit loans – often taking cash out for other misc. purposes such as paying off personal debt, which further reduced their home equity. High levels of debt secured by one to four family properties resulting from the practices described here - coupled with decreasing home values in the current market are contributing to rising loan-to-value ratios (LTV), which often cause homeowners to have mortgage debt that is greater than the fair market value of their homes (e.g., an ‘upside-down’ mortgage). In the case of an upside down mortgage homeowners unable to continue to make regular payments may default and be threatened with foreclosure by the 1st mortgage lender (homeowners in receipt of a 1st foreclosure warning letter – typically issued after the 60 day delinquency point) may attempt to sell their home to get out from under the threat of foreclosure – but have insufficient proceeds from a potential sale to payoff all of the City’s debt secured by the home. The City may be able to help facilitate these property sales by agreeing to one of the following “foreclosure avoidance” options:

OPTION 1 - ASSUMPTION BY BUYER	REQUIREMENT	ADVANTAGE	DISADVANTAGE	PROCEDURAL IMPACT
<p>Allow new homebuyer to assume a portion of the seller’s unpaid City mortgage debt at the time of property sale. The amount of the assumed mortgage would be equal to the amount that the homeowner (seller) must bring to the closing in order to execute the property sale (the upside-down amount). Seller would convey the property without receiving any equity payout from the sale.</p> <ul style="list-style-type: none"> The terms of a mortgage assumption for prorated forgiveness loans (Appraisal Gap or HouseHartford) would remain the same as the original terms. The new buyer household must be low/mod-income if required by the source of funds (CDBG, EDI, and HOME). The terms of a mortgage assumption for repayable loans (Housing Preservation Loan Fund or Urban Homestead) would be converted to deferred loans at 0%, secured by a new mortgage and payable at the time of next sale or transfer of title (next conveyance initiated by the new buyer at some future point in time). The buyer must fit into the same homeowner category (low/moderate income owner-occupant or other deed restriction) based upon the source of funds. 	<ul style="list-style-type: none"> Purchase & Sale contract price must be greater than or equal to 90% of the fair market/appraisal value (or 85% of the fair market value if there is no closing cost credit to the buyer). Closing cost credit to buyer must be less than or equal to 5% of the purchase price. Closing attorney must provide the City with a written workout request that identifies the proposed closing settlement amounts, a copy of the P&S, & a recent appraisal prior to sale date to allow for Housing’s review, approval and preparation of the mortgage assumption agreement, which must be executed by the closing attorney (buyer’s or seller’s). Closing attorney must provide the City with a copy of the executed HUD-1 Settlement Statement. 	<ul style="list-style-type: none"> Foreclosure is avoided. Homeowner’s credit rating has less of an adverse impact than if foreclosure occurred. Neighborhood stabilization: Property is quickly conveyed to new owner who will occupy (or a tenant leasing) the home – versus conveyance to a lender. Foreclosed properties are more likely to remain vacant - increasing blight & decreasing home values. Repayment of a portion of the City mortgage loan as a result of a sale is likely – whereas the City is much less likely to be repaid if the 1st mortgage lender forecloses. Revolving loan fund will be reimbursed at time of future property conveyance. 	<ul style="list-style-type: none"> Buyers may be unwilling to assume the seller’s mortgage debt and may walk away from the property purchase. 	<ul style="list-style-type: none"> Option 1 described here will be offered to buyers and sellers prior to an offer to convert unpaid loan balance to a grant (Option 2). Mortgage assumptions with the same loan terms are unsubstantial program changes, which the City can facilitate by changing program guidelines. Mortgage assumptions with differing loan terms (repayable loans converted to deferred loans) are substantial changes, requiring amendment of the City’s Consolidated Plan. The City’s Year Five Annual Plan includes this newly proposed procedure entitled - <i>Foreclosure Avoidance Options for Upside-Down Mortgages</i>. Mortgage loan receivable will be reestablished in new homeowner’s name.

OPTION 2 - CONVERSION TO GRANT	REQUIREMENT	ADVANTAGE	DISADVANTAGE	PROCEDURAL IMPACT
<p>Allow homeowner to convert a portion of their City mortgage debt to a grant at the time of property sale. The amount of the grant would be equal to the amount that the homeowner (seller) must bring to the closing in order to execute the property sale (the upside-down amount). Seller would convey the property without receiving any equity payout from the sale.</p>	<ul style="list-style-type: none"> • Grant maximum set at \$40,000. City will reserve the right to approve amounts higher than the maximum based upon hardship circumstances. • Purchase & Sale contract price must be greater than or equal to 90% of the fair market/appraisal value (or 85% of the fair market value if there is no closing cost credit to the buyer). • Closing cost credit to buyer must be less than or equal to 5% of the purchase price. • Closing attorney must provide the City with a written workout request that identifies the proposed closing settlement amounts, a copy of the purchase and sale agreement (P&S), & a recent appraisal prior to sale date to allow for Housing's review, approval and preparation of loan modification/release documents, which, as needed, must be executed by the closing attorney (buyer's or seller's). Closing attorney must provide the City with a copy of the executed HUD-1 Settlement Statement. 	<ul style="list-style-type: none"> • Foreclosure is avoided. • Homeowner's credit rating has less of an adverse impact than if foreclosure occurred. • Neighborhood stabilization: Property is quickly conveyed to new owner who will occupy or lease home – versus conveyance to a lender. Foreclosed properties are more likely to remain vacant - increasing blight & decreasing home values. • Repayment of a portion of the City mortgage loan as a result of a sale is likely—whereas the City is much less likely to be repaid if the 1st mortgage lender forecloses. 	<ul style="list-style-type: none"> • Less program income will be available for reuse through existing loan programs (Housing Preservation Loan Fund, HouseHartford, etc.). 	<p>-Option 2 will be offered to buyers and sellers only after negotiations to facilitate Option 1 fail.</p> <p>-No statutory prohibition exists for this type of program modification under HOME or CDBG that would prevent the City from amending our programs.</p> <p>-This option constitutes a substantial program change, requiring amendment of the City's Consolidated Plan. The City's Year Five Annual Plan includes this newly proposed procedure entitled - <i>Foreclosure Avoidance Options for Upside-Down Mortgages</i>.</p> <p>-Program guidelines must be modified to reflect the changes, which must apply fairness & equity amongst homeowners.</p> <p>-Upside-down portion of the mortgage loan receivable must be written off.</p>