

Executive Summary

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

1. Introduction

As required by the U. S. Department of Housing and Urban Development (HUD), the Consolidated Plan is a planning document that must be prepared by cities every five years and contain a needs assessment and strategic plan to pursue the HUD goals of developing viable communities, providing decent housing and suitable living environments, and to expand economic opportunities principally for low-and moderate-income persons. The Consolidated Plan requires cities to assess their affordable housing and community development needs in consideration of market conditions and propose strategies to meet those needs.

The Consolidated Plan is intended to help cities make data-driven, place-based investment decisions for use of HUD grant funds. In order to receive grant funds from HUD -- under the Community Development Block Grant Program -- the City is required to prepare an Annual Action Plan that is aligned with the housing and community development priorities set forth in the Five-Year Consolidated Plan.

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

In its Five-Year 2020-2024 Consolidated Plan, the City established the following goals:

1. Support access to decent, safe, and affordable housing for Bristol residents:

a. By funding and staffing the Residential Rehabilitation Program for low/moderate income single and multi-family homeowners for code enforcement upgrades and essential home improvements such as boilers/furnaces, window and roof replacements, that also increase energy efficiency and may help eliminate blight and improve safety; enforcing Fair Housing Laws in the City, affordable housing practices in the City; increasing the health and safety of families with lead testing and abatement when needed, and

b. By supporting organizations that provide housing and supportive programs for homeless individuals and families, at-risk youth, and people with special needs.

2. Support public service programs that advance community needs and focus on youth, the elderly, and special needs populations. With Planning and Administration staff, and the provision of Public Service grant funding, the City will:

- a. Encourage health and wellness initiatives such as health services, food distribution, and access to recovery and mental health services; and
 - b. Support the expansion of services for neglected, abused children and improved access to physical and mental health facilities for children and youth at-risk, especially those with special needs.
- 3) Support infrastructure and facility improvements, blight reduction, and community revitalization activities, especially in the Opportunity Zone and low/mod income areas of the City.
- 4) Support economic development initiatives that include job training, workforce development, and ESL/GED programs.

3. Evaluation of past performance

The City conducts monitoring of CDBG funded programs through quarterly reports, email check-in with program managers and agency administrators, and occasional site visits to assess the facility and staff as well as the program when it is underway.

4. Summary of citizen participation process and consultation process

Citizen participation is important to the process of goal-setting, evaluation of projects, and reporting to HUD. While maintaining the privacy of financial records and personnel information, as well as client data, the City strives to make the CDBG process open to the public. Utilizing SurveyMonkey and input from meetings such as the large Bristol Cares monthly gathering of service providers enables CDBG staff to receive input from a larger and broader segment of the population.

5. Summary of public comments

The housing rehabilitation program continues to be heavily supported as the valuable service it is: the program enables individuals to maintain and improve their homes and makes it possible for them to live there in safety for a longer period, possibly with lower monthly expenses.

Suggestions from the public included changes in priorities to focus more on children, specifically, addressing the issue of child abuse and child safety; more shelters for homeless people, victims of domestic violence, and abused children; more access to job training programs; better access to mental health and recovery programs; improved city-wide public transportation, policing, and blight management.

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

Some comments in support of more historic preservation and teaching young people about the history of Bristol did not seem to be a priority at this time, but they have been noted and could be a consideration for future programs, when all other community needs have been met. This comment will be shared with local historic preservation groups that may be able to establish internship(s) or support efforts to update official historic building records.

7. Summary

It is always instructive to ask broad questions to elicit people's thoughts about the city and what they imagine it could be, if only... From respondents who work with the social service agencies, the expectation may be that their concern would be monetary. Surprisingly, that is not entirely true. Everyone believes in a better Bristol, and most of the paths follow familiar trails.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	BRISTOL	Economic & Community Development (ECD)

Table 1 – Responsible Agencies

Narrative

The Economic and Community Development Department (ECD) administers the Consolidated Plan and the Community Development Block Grant (CDBG) program with ECD Board and Bristol City Council approvals. The ECD Board is a nine-member panel of appointed individuals from the community including one City Council member as a liaison. The Grants Administrator has assumed the role of CDBG Coordinator and facilitates the Citizen Participation and Environmental Review processes. She is the liaison with other City Departments, Boards and Commissions, and the City Council. This person compiles the Consolidated Plans, Annual Action Plans, and CAPERs for comment, review, approval, and submission to HUD.

Consolidated Plan Public Contact Information

The Executive Director of the ECD is Justin Malley, justinmalley@bristolct.gov.

The CDBG Administrator is the ECD Grants Administrator, Dawn Leger, dawnleger@bristolct.gov.

The Housing Rehab Specialist is David Sgro, davidsgro@bristolct.gov.

They can all be reached at 860-584-6185.

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The Bristol CDBG Administrator is in contact with and participates in meetings of all manner of organizations, some task-specific (Mayor's Task Force on Homelessness) and others broad-based (Bristol Cares). She also attends meetings of advisory boards for partner organizations, including the Bristol Housing Authority and its Resident Council.

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

The monthly meetings of the "Bristol Cares" group are the best resource for all community service providers and the municipality to share information about issues, new developments, and potential crises in any of their areas of expertise. The Grants Administrator, who is the coordinator of the CDBG program for the City of Bristol, is in close contact with the Bristol Housing Authority and attends their public meetings to stay abreast of activities in the Public Housing developments. Because CDBG funds are awarded to some BHA-based programs, the Grants Administrator also maintains a supervisory relationship with those entities. These may include a housing development overtaken by squatters or closed down by an out-of-state property owner; the release of a number of mentally challenged individuals after the closure of a group home.

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

Local service providers are coordinating their efforts to end homelessness through the Balance of State Continuum of Care and the Central Connecticut Coordinated Access Network (CAN). Through the CAN, service providers work together to streamline and standardize the process for individuals and families to access assistance. Coordinated Access is required by the Federal HEARTH Act, which governs most of the federal funding communities receive to address homelessness and supported by the State of Connecticut Department of Housing

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

The ECD maintains regular contact with agencies and personnel who are providing housing and social services, including: the community action agency, various City departments the United Way, the

Housing Authority, the provider of emergency and transitional housing, and the regional planning agency among others.

In Connecticut many regional planning agencies merged and the Bristol-based Central Connecticut Regional Planning Agency (CCRPA) was dissolved in December 2014. ECD coordinated efforts with CCRPA through updated data and progress on regional transportation. Bristol has since become linked with the Naugatuck Valley Council of Governments (NVCOG), and has representation through numerous Bristol participants.

ECD staff increased coordination with the City Building Officials and the Bristol- Burlington Health District to address blight while assisting low-mod property owners. Many seniors are referred to the Bristol Department on Aging, the energy assistance programs, and the Connecticut Housing Investment Fund (CHIF) for additional services.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Bristol Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy Public Housing Needs Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG funds support capital improvement projects in the state-funded congregate housing program and other non-HUD supported aspects of the BHA portfolio, including programs for youth enrichment delivered by the Bristol Boys and Girls Club at the low-income housing development, Cambridge Park.
2	Agency/Group/Organization	Bristol-Burlington Health District
	Agency/Group/Organization Type	Services-Health Health Agency Addiction recovery
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from BBHD are participants in Bristol Cares meetings, HAT group and meetings to discuss expanding recovery programming in the Bristol homeless shelter. The CDBG Housing Rehab Program Specialist works closely with BBHD staff when lead based paint is suspected to be present in a house, and they arrange for proper assessment, mitigation, and abatement as necessary for the safety and health of the children and family.
3	Agency/Group/Organization	HUMAN RESOURCES AGENCY OF NEW BRITAIN
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Employment

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HRA replaced the Bristol Community Organization several years ago and provides a myriad of services to people in Bristol, from Dial-a-Ride to tax preparation, job skills assessment and fuel assistance. They also attend monthly Bristol Cares meetings and actively network with service organizations to address issues that arise as well as ongoing concerns.
4	Agency/Group/Organization	BRISTOL ARC
	Agency/Group/Organization Type	Services-Persons with Disabilities Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BARC is a long-term service provider as well as a major employer in Bristol. The Executive Director attends regular Bristol Cares meetings and the organization and its members are active in many community events.
5	Agency/Group/Organization	BRISTOL BOYS AND GIRLS CLUB
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	BBGC is a monthly participant in the Bristol Cares group as well as the School Readiness Council (via the ImagineNation Museum Early Learning Center, a part of BBGC), and the CDBG Administrator interacts with the staff often to check on programs, funding opportunities, and statistics.
6	Agency/Group/Organization	PRUDENCE CRANDALL
	Agency/Group/Organization Type	Services-Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Prudence Crandall Center for Women has long-standing relationships with the Bristol Police Department and Bristol Health/Hospital as well as the local homeless shelter, and they are always available to assist women in crisis. Because they no longer maintain a local site, they do not participate in Bristol Cares meetings, and it would be productive if a member of their staff was able to do so.
7	Agency/Group/Organization	St Vincent DePaul Emergency Shelter
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from St. Vincent DePaul always attend the Bristol Cares and Homelessness Task Force meetings, among others. The recent death of the Exec. Director leaves the agency in an uncertain state, with 2 acting directors during a search for a new, permanent executive. The Board is reviewing procedures and budgets to find opportunities for improvement, working closely with people from City Hall to enhance future relationships.
8	Agency/Group/Organization	Community Health Center of Bristol
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from this agency have recently begun attending the Bristol Cares meetings. More interaction with them is planned for the future.

9	Agency/Group/Organization	Army Strong
	Agency/Group/Organization Type	Non-profit 501(c)3
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Non-Homeless Special Needs Case Management
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Army Strong is now known as "Veterans Strong" due to changes in federal government support for the program. They are provided free space from which to serve local veterans in Bristol City Hall, and attend Bristol Cares as well as many other relevant networking meetings.
10	Agency/Group/Organization	Dept. of Parks, Recreation, Youth & Community Services
	Agency/Group/Organization Type	Services-Children Service-Fair Housing Child Welfare Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The merger of the Dept. of Parks and Recreation with the Dept. of Youth and Community Services has represented a challenge with the integration of roles and diverse missions. Staff members continue to attend the Bristol Cares meetings, and it is the hope of the CDBG administrator that the activities of the Community Service staff - especially the Fair Housing Officer - do not become an afterthought in the new organization.
11	Agency/Group/Organization	Main Street Community Foundation
	Agency/Group/Organization Type	Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Main Street Community Foundation is a group that participates in Bristol Cares, facilitates strategic planning meetings when needed, funds research and surveys to support action, and disburses thousands in grant dollars following the behest of donor wishes. The foundation is a vehicle for change in the community, and has been a strong partner with the City and specifically the ECD/CDBG program to advance our goals over the past decade.
12	Agency/Group/Organization	West End Association
	Agency/Group/Organization Type	Business and Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The West End is the poorest area of the City and now part of the federally-designated Opportunity Zone. It is the only Target Area for CDBG program funding, and the ECD Board's Policy Committee is focused on improving this part of town, along with the gateway area of Riverside Avenue and the developing Downtown. The West End is filled with two- and three-family houses, many of which are in need of repair, and we work closely with the neighborhood association to restore homes, sidewalks, and the sense of pride that is necessary to create a comeback in the community. This is a long-term commitment on the part of the City, and it relies upon the WEA to continue its efforts at beautification and building pride in the area.
13	Agency/Group/Organization	Commission for Persons with Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Commission is represented at the Bristol Cares and other meetings by its chairman. His advocacy has been essential to allow CDBG expenditures that improve City sidewalks in target zones for the past few years, despite some public opposition.
14	Agency/Group/Organization	Bristol Hospital
	Agency/Group/Organization Type	Services-Health Publicly Funded Institution/System of Care Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Bristol Hospital is a major employer and service provider in the City, and sends representatives to most community meetings.
15	Agency/Group/Organization	CONNECTICUT DEPARTMENT OF HOUSING
	Agency/Group/Organization Type	Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City interactions with DOH are usually limited to special projects or areas of concern. The transition at St. Vincent DePaul has led to more visibility by DOH staff. The conversations usually take place in the Mayor's office.
16	Agency/Group/Organization	Bristol Adult Education Center
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	ECD and CDBG staff work with Bristol Adult Education to develop training classes that can attract under- and unemployed people in the community that may be interested in the manufacturing jobs sector. These ongoing conversations have contributed to the opening of a State Jobs Center at the Bristol satellite of Tunxis Community College. Free transportation and childcare are also components that have been funded by local grants, and so it is imperative to keep the conversation moving and attract more folks to the program so they can then be ready for the positions as soon as the incumbents retire.
17	Agency/Group/Organization	Naugatuck Valley Council of Governments
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Bristol is a member of the Naugatuck Valley Council of Governments (NVCOG). The Mayor and/or a staff designee (usually the City Planner) attend monthly meetings where planning and economic issues are discussed, as well as brownfield grants and other funding opportunities.

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

All local agencies were contacted via Bristol Cares meetings (and the wide distribution of the meeting minutes) soliciting input. Additionally, legal notices of meetings were posted in two local newspapers on several dates. Many chose not to participate in the needs analysis survey.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
PHA Agency Plan for FY 2017-2021	Bristol Housing Authority PHA #CT023	The goals are consistent with the Housing Authority Agency Plan.
Plan of Conservation & Development, revised 4/1/18	City of Bristol Planning Department	The goals are consistent although not necessarily in order of priority.
United Way ALICE Report	United Way of West Central CT	The goals are consistent although not necessarily in order of priority.

Table 3 – Other local / regional / federal planning efforts

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

Staff from the State of Connecticut Department of Housing (DOH) participate in the quarterly roundtable meetings facilitated by HUD in various locations throughout the state. ECD staff also encounter state DOH representatives at various events sponsored by statewide organizations such as the Partnership for Strong Communities, the Connecticut Housing Coalition (now known as the Affordable Housing Alliance), the Fair Housing Association of Connecticut, and the Connecticut Community Development Association.

The CDBG program in Bristol is not regional, and doesn't generally interact directly with the business community or other municipalities. However, ECD staff are involved with regional planning and state funding sources. The Executive Director also coordinates Bristol activities with the local Chambers of Commerce, the Connecticut Conference of Municipalities, and the Naugatuck Valley Council of Governments/Regional Brownfields Partnership, among other local, regional, and state associations.

Narrative (optional):

None.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The ECD organized and facilitated the citizen participation process according to its Citizen Participation Plan. This includes advertising the process of creating a 5-Year Consolidated Plan for the CDBG Program to begin in 2020; holding Public Hearings and attending meetings or civic groups and organizations to solicit their input; organizing meetings of the Policy Committee to review survey results and public comments; and to formulate goals and priorities for inclusion in the draft plan. ECD staff used newspapers, the ECD website, and the City Clerk’s office to post notices and make informational materials available to all interested parties. ECD staff made reports at various Board meetings and functions, and took advantage of news articles to increase community awareness of the 5-Year Plan process.

In December 2019 and January 2020, timelines and schedules were formalized and distributed to all ECD Board members to encourage their participation in the Planning process. A “Survey Monkey” was done that targeted both community service agencies and Bristol residents from January to mid-February (concluding at the Bristol Home Show), and notices were posted on the City website, with the City Clerk’s office, and several times in local newspapers. While overall returns were somewhat disappointing, the comments and insights from the surveys were helpful to the committee when formulating new and broader goal statements.

There was a Public Hearing held on February 19, 2020 and an ECD Policy Committee meeting on March 24, 2020 to discuss the Five-Year Goals. A 30-day Public Comment period was open between March 30, 2020 and April 30, 2020. Interruptions of scheduled public meetings occurred during the months of March and April due to the Covid-19 virus crisis that prompted restrictions to be placed on public gatherings and the closure of City Hall. Therefore, virtual meetings were held. A Public Hearing was held via Webex on April 15, 2020 at 5:20 p.m., immediately following a hearing on the CDBG Annual Plan for Year 46. The ECD Board approved the 5-Year Consolidated Plan at their regular meeting on May 7 along with the Annual Action Plan, and the City Council approved both plans at their regular meeting on May 12, 2020.

Also at these meetings, the Citizen Participation Plan was amended to allow a shorter notification and comment period for the public to be notified about the allocation of CDBG funding related to programs that prevent, prepare for, and respond to the corona virus emergency.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	ECD regular board meeting 12/19/19	Non-targeted/broad community	No members of the public were in attendance. The CDBG coordinator presented the plan for Public Outreach and the timeline for the 5-Year Consolidated Plan as well as the Annual Action Plan for Year 46.	none	N/A	https://www.bristolct.gov/DocumentCenter/View/24584/CDBG-December-Update
2	ECD regular board meeting 12/19/19	Non-targeted/broad community	The CDBG coordinator presented the plan for Public Outreach and the timeline for the 5-Year Consolidated Plan. Surveys seeking input from City residents and local community service agencies were discussed and flyers distributed to meeting participants.	none	N/A	https://www.bristolct.gov/DocumentCenter/View/26005/bristol_agency_survey_flyer
3	Internet Outreach	Community Service Providers	Regular postings were placed on the Bristol All-Heart Website to encourage Public Participation in the Resident Survey for Consolidated 5-Year Plan.	none	N/A	https://bristolallheart.com/; https://www.bristolct.gov/DocumentCenter/View/26006/_res_survey_flyer

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	ECD regular board meeting 12/19/19	Non-targeted/broad community	Consultants presented preliminary results of public survey.	31 responses from 23 different agencies with many comments.	N/A	https://www.bristolct.gov/DocumentCenter/View/26012/Bristol-Cares-minutes-Jan-7
5	ECD regular board meeting 12/19/19	Community Service Providers	Presentation by CDBG Coordinator of Survey results and comments to attendees at Bristol Cares meeting.	See page 6 of minutes (attached) for summary of comments.	N/A	https://www.bristolct.gov/DocumentCenter/View/26013/Bristol-Cares-minutes-March-3
6	ECD regular board meeting 12/19/19	Business Community - Chamber of Commerce	Meeting cancelled due to Covid-19 restrictions, but all meeting handouts circulated to Board members.	none	N/A	https://www.bristolct.gov/DocumentCenter/View/26003/CDBG-5yr-Plan-Info-Sheet-CoC

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	ECD regular board meeting 12/19/19	Non-targeted/broad community	Webex Meeting to discuss and vote on Goals for the Consolidated 5-Year Plan for 2020-2024. https://www.bristolct.gov/DocumentCenter/View/26047/Draft-Goals-2020-2025-031820	See Survey Results. No comments at this meeting.	N/A	https://www.bristolct.gov/DocumentCenter/View/26010/Policy-Committee-Meeting-032420
8	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Half page color newspaper ad in English and Spanish, printed in the Bristol Press on Thursday, April 9, with the goal of reaching as many Bristol residents as possible during the 30-day Comment Period.	None	N/A	https://www.bristolct.gov/DocumentCenter/View/26009/Half-page-color-actual-ad

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Newspaper Ad	Non-targeted/ broad community	A number of legal notices were run in the Bristol Press between January and April, alerting the Bristol Community about Public Hearings and the Comment Period, as well as the availability of a review copy of the 5-Year Consolidated Plan for 2020-2024 on the City's website.	None	N/A	https://www.bristolct.gov/DocumentCenter/View/26015/DOC042120-001

10	ECD regular board meeting 12/19/19	Non-targeted/broad community	Public Hearing on April 15 via Webex, attended by 2 people who commented on the City's 5-Year Consolidated Plan for 2020-24. Members of the ECD Policy Committee and staff were also online for the Hearing, which lasted 25 minutes.	<p>1. "The goals make perfect sense." (Laura LaMar, Bristol Housing Authority)</p> <p>.2. "I feel strongly about the GED/ESL and job training programs; I think they're just great. Two clients of Agape House are getting their GED and I can tell you it</p>	N/A	https://www.bristolct.gov/DocumentCenter/View/26046/Con-Plan-April-15-Public-Hearing-ad
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				really empowers them. Their self-esteem has really gone up" (Christine Thebarga, Vice-President, Agape House).		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Meeting	Non-targeted/broad community	Regular [virtual] monthly meeting of the ECD Board. Approval of Substantial Amendment to the Citizen Participation Plan for CDBG Annual Action Plan for Year 45 and Consolidated Plan for 2015-2020 to permit a shorter notification and comment period for the public to be notified about the allocation of CDBG funding related to programs that prevent, prepare for, and respond to the corona virus emergency. ECD Board approval of CDBG 5-Year Consolidated Plan for 2020-2024 and Annual Action Plan for Year 46.	none	N/A	
12	Public Meeting	Non-targeted/broad community	Regular [virtual] monthly meeting of the Bristol City Council. Approval of CDBG 5-Year Consolidated Plan for 2020-2024 and Annual Action Plan on the agenda.	none	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Connecticut is fortunate to be one of six states that was able to participate in an innovative study of financial hardship. The report is called ALICE™, **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed. An excerpt of the report with Bristol data is in Attachment A. The Connecticut ALICE report was released in fall 2016, and the full report can be accessed at UnitedWayALICE.org/Connecticut, or <http://ALICE.ctunitedway.org>. An update of this report was released in 2018.

Also in 2018, Bristol residents participated in the DataHaven Community Wellbeing Survey. Funded in part by the City of Bristol and the Main Street Community Foundation, the survey provides valuable data about social progress, economic opportunity, and economic well-being in the City at one point in time. This comprehensive assessment contains information on subjects ranging from housing insecurity to health concerns, physical and community safety. More information is available at ctdatahaven.org.

The Bristol Housing Authority (BHA) has been designated a “High Performer” for its Public Housing Program and its Housing Choice Voucher Program. BHA is at the table with service providers and task groups to meet the needs of their residents. St. Vincent DePaul Mission (SVDP) not only operates a shelter in Bristol, but also represents the community regarding state-wide concerns for homelessness in the CAN, alongside United Way of West Central CT in the Mayor’s Task Force on Homelessness and the Bristol Cares Group. Service providers meet regularly to fill gaps experienced by low-income households. The activities in the Annual Action Plans for 2020-2024 will discuss the most basic of needs and how agencies in the City are trying to address them. Many needs of low-income households may go unmet, attributable to Federal, state, and local budget cuts – and increasing demands for services.

Two previous Target Areas have been merged into one for strategic investment, based on the new Federal Opportunity Zone designation. Census Tract 4061, a very low income area, encompasses the West End Target Area, the Summer Street Target Area, and the Riverside Avenue corridor, which has been a recent focus of economic development efforts leading to the low income Downtown area.

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

Summary of Housing Needs

In the 2018 American Community Survey (ACS), there were 24,460 households in Bristol, with an average size of 2.43 people. “Families” make up 61.4% of all households, including married couple and other families. The total population in Bristol in 2018 was 60,308, slightly down from 2015, the last time the City issued a 5-year Consolidated Plan for CDBG.

The median income in 2015 was \$66,829. About 4.7% had income below \$10,000 per year and 4.1% had income of \$200,000 or more. The median earnings of full-time workers in the same year were \$53,738.

In 2018, 15.6% of households received SNAP; of those, 42.8% had children under 18 and 36.6 contained one or more person over age 60. An estimated 15.3% of children under age 18 were below the poverty level, compared with 10.1% of people over 65 years of age. Finally, about 9.5% of people ages 18 to 64 were living below the poverty level.

Housing Needs

Households with extremely low income (0-30% HAMFI) and low income (30-50% HAMFI) are more likely to have at least one person over age 75 in the home. This may lead to barriers regarding accessibility and care. Elderly households are more likely to face moderate or extreme cost burdens in housing, as they have limited incomes from social security, investments, and other income streams.

Cost burden continues to be the major housing problem in Bristol. Cost burden occurs when a household spends 30% or more of their income on housing. Cost burdened households may not have enough discretionary income to cover other basic necessities including food, healthcare, and transportation. Only a handful of households lack substandard kitchen/bathroom facilities or are overcrowded. Renters are more likely to experience cost burden compared to homeowners. For both renters and owners, those in lower income groups are more likely to have one or more housing problems, with cost burden being the most typical problem.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	60,477	60,555	0%
Households	25,077	24,920	-1%
Median Income	\$57,781.00	\$61,478.00	6%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,210	3,040	4,165	3,090	10,415
Small Family Households	1,230	765	1,780	1,480	5,670
Large Family Households	65	90	210	200	685
Household contains at least one person 62-74 years of age	905	655	800	580	1,695
Household contains at least one person age 75 or older	1,095	1,000	590	325	470
Households with one or more children 6 years old or younger	605	295	500	380	805

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	30	0	0	0	30	0	0	10	20	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	0	20	0	30	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	0	0	60	70	10	20	10	0	40
Housing cost burden greater than 50% of income (and none of the above problems)	1,720	295	0	10	2,025	880	450	275	25	1,630

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	465	740	295	40	1,540	135	515	1,155	715	2,520
Zero/negative Income (and none of the above problems)	70	0	0	0	70	110	0	0	0	110

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,775	295	20	70	2,160	890	470	290	50	1,700
Having none of four housing problems	1,175	1,265	1,570	850	4,860	195	1,010	2,285	2,120	5,610
Household has negative income, but none of the other housing problems	70	0	0	0	70	110	0	0	0	110

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	880	285	100	1,265	155	340	725	1,220
Large Related	55	45	0	100	10	14	125	149
Elderly	735	420	50	1,205	605	470	320	1,395
Other	555	285	140	980	250	140	275	665
Total need by income	2,225	1,035	290	3,550	1,020	964	1,445	3,429

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	780	50	0	830	140	170	110	420
Large Related	55	0	0	55	10	10	0	20
Elderly	525	175	0	700	510	170	65	745
Other	405	70	0	475	225	100	105	430
Total need by income	1,765	295	0	2,060	885	450	280	1,615

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	20	0	15	0	35	0	20	10	0	30
Multiple, unrelated family households	0	0	10	60	70	10	0	0	0	10

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	20	0	25	60	105	10	20	10	0	40

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source

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

The Census (ACS 2017) reports that 10.3% of Bristol residents have incomes below the poverty level; but for unrelated individuals, 13.5% of the single males and 20.4% of the single females have incomes below the poverty level. These reports show that single persons especially those living alone have higher rates of poverty than persons living in a related household.

The Census (ACS 2017) reports that there are 7,964 persons living alone in Bristol. These single-person households account for 32.1% of all the households in the City. Of the 7,964 persons living alone in Bristol, 3,226 are aged over 65.

Living below poverty level means that an income is less than the HHS poverty threshold – in 2015 the threshold for a single person was \$11,770, and in 2019 it is \$12,490, or about \$1,041 a month. The median gross rent for a one-bedroom apartment in Bristol is now at \$807 per month (ACS, 2017). Many single people in the City living below poverty level may be paying a disproportionate share of their income on rent. This leaves little each month for food, health costs and other essential expenses. It is clear that these persons are in need of housing assistance or must somehow increase their incomes, and it is likely that persons living in this scenario are at risk of becoming homeless.

According to information obtained from the Connecticut Coalition to End Homelessness (CCEH) 2019 Point in Time (PIT) Count for Bristol, 84% of homeless persons were single adults. In addition to poverty leading to their homelessness, other causes of homelessness for single people are a recent divorce or

generational displacement. A job loss or health problems bring greater potential for displacement to a single person who has no family member to rely on.

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

As of 2017, there are a total of 8,054 persons in the City with a disability. Of these, there are 4,148 persons reported as having ambulatory difficulties, and 1,877 are seniors. Disabled Bristol residents are much less likely to work than their non-disabled counterparts. Those who do work have median income of \$26,282 per year, compared to \$42,206 for their non-disabled peers. The need for affordable and accessible housing units is a major need within the community.

In addition, many individuals who may become displaced due to domestic violence, sexual assault, and stalking. According to the CCEH 2019 PIT counts, there were 9 homeless individuals who were domestic violence survivors.

What are the most common housing problems?

Many of the residents of Bristol have low incomes and are paying too high a share of their income for their housing costs. This could cause households to go without food or heat or other essential needs. According to the 2015 CHAS data, there are 6,979 cost burdened households in the City, comprising about 28% of all households. Renters comprise over 50% of cost burdened households.

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

The HUD data shows that 1,765 extremely low-income renters pay greater than 50% of their incomes on housing costs. The median gross rent for Bristol in 2017 was \$950 per month. A household would need to make \$38,000 per year in order to afford this rent without exceeding 30% of their income on housing costs. According to HUD Income Limits, a family of four who is classified as “extremely low income” makes less than \$30,250 per year. These households could afford, at most, \$756 per month in gross rent without exceeding 30% of their household income.

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

Anecdotally, there are families with school-age children who are living with friends or families in doubled-up situations. These households are at risk because there is no guarantee that the living arrangement will continue to be available to them. Due to extremely low incomes, many households would have to pay disproportionate percentage of their income on rent. For those families and

individuals who do pay rent without any government subsidy, they need to get help from various agencies that provide food banks, meals, utility payments, rent rebates, clothing, and emergency assistance. They are one more problem away from homelessness.

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

The City does not have an operational definition of the at-risk group and does not have an estimate of the at-risk population at this time. There are several groups that collect information and maintain databases with conflicting numbers, so it is difficult to determine the optimal method of assessment and the most reliable count. Reliance upon the 2-1-1 system, which is the clearinghouse for shelter referrals across the state, would appear to be the baseline for data at this time, along with direct reports about occupancy from the City's only shelter.

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

Although homeowners are primarily affected by foreclosures, foreclosure of a rental property affects renters, who are more likely to be very low-income and thereby even more vulnerable to homelessness. Tenants are often not informed of their landlords' mortgage problems until told to vacate, leaving them with inadequate time to secure alternate housing. The 2009 passage of the Federal Protecting Tenants at Foreclosure Act entitles renters to at least a 90-day notice; however, many are unaware of their rights and continue to be evicted under illegal circumstances. Others see building conditions deteriorate, as financially distressed landlords discontinue property repairs and utility payments, or are evicted from bank-controlled properties prior to resale. Many distressed households are unable to afford the relocation costs and have difficulty recovering their security deposits post-eviction. As a result, they may double up with family and friends or enter shelter. Sub-standard housing units, and resulting condemnations can also lead to an increased risk of homelessness.

Discussion

None.

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

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

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households with a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,265	770	180
White	2,365	470	125
Black / African American	220	10	25
Asian	25	0	0
American Indian, Alaska Native	100	45	15
Pacific Islander	0	0	0
Hispanic	545	225	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,020	1,015	0
White	1,800	840	0
Black / African American	20	20	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	20	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	90	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,760	2,410	0
White	1,410	1,885	0
Black / African American	45	180	0
Asian	14	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	295	275	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	875	2,220	0
White	800	1,845	0
Black / African American	0	105	0
Asian	0	125	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	115	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

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

Discussion

The above data provided by HUD shows the number of persons with housing problems in separate tables divided by income levels. The instructions provided by HUD are to compare the number of persons by race in each income level against the total number of persons in that income level. According to the data, Asians at 0%-30% of AMI have disproportionately greater needs and experience housing problems at a rate 10% or higher than the community as a whole. However, this may be partially attributed to the small sample size and population in this racial and income group.

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

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

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience severe housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households with a jurisdiction have a severe housing problem and 70% of low-income Hispanic households have a severe housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,665	1,370	180
White	1,965	865	125
Black / African American	165	60	25
Asian	25	0	0
American Indian, Alaska Native	100	45	15
Pacific Islander	0	0	0
Hispanic	410	365	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	765	2,275	0
White	705	1,940	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	0	35	0
Asian	0	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	210	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	310	3,855	0
White	250	3,045	0
Black / African American	4	220	0
Asian	14	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	520	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	120	2,970	0
White	110	2,530	0
Black / African American	0	105	0
Asian	0	125	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	150	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

Discussion

The above data provided by HUD shows the number of persons with housing problems in separate tables divided by income levels. The instructions provided by HUD are to compare the number of persons by race in each income level against the total number of persons in that income level. According to the data, Asians at 0%-30% of AMI have disproportionately greater needs and experience housing problems at a rate 10% or higher than the community as a whole. However, this may be partially attributed to the small sample size and population in this racial and income group.

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

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

Introduction:

A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,415	4,610	3,720	175
White	13,905	3,885	2,905	125
Black / African American	485	120	170	25
Asian	390	20	29	0
American Indian, Alaska Native	45	0	100	15
Pacific Islander	10	0	0	0
Hispanic	1,325	545	470	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

According to the data in Table 21, American Indians and Alaska Natives residing in Bristol have disproportionately higher cost burden than the population as a whole. According to CHAS estimates, 62.5% of American Indian/Alaska Natives experience extreme cost burdens of greater than 50% of income, compared to just 14.9% of the population as a whole. However, this may be partially attributed to the small sample size and population who identifies with this race.

Bristol's Black/African American and Hispanic populations also experience higher levels of extreme cost burden (>50% of income spend on housing) compared to other racial and ethnic groups. However, they do not experience disproportionately greater need, since their cost burden rates are within 10% of the jurisdiction as a whole.

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

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

Asians at 0%-30% of AMI have disproportionately greater needs and experience housing problems at a rate 10% or more than the community as a whole. Asians at 50%-80% of AMI also have disproportionately greater needs for severe housing problems. American Indians and Alaska Natives residing in Bristol have disproportionately higher cost burden than the population as a whole.

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

N/A

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

Bristol's Asian and American Indian populations are very small and are not concentrated in particular neighborhoods.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing serves an important role in Bristol and is ably managed by the Bristol Housing Authority, PHA #CT023.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	532	620	0	613	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	12,330	15,851	0	15,658	0	0	
Average Length of Stay	0	0	5	6	0	6	0	0	
Average Household Size	0	0	1	2	0	2	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	219	126	0	126	0	0
# of Disabled Families	0	0	158	139	0	138	0	0
# of Families requesting accessibility features	0	0	532	620	0	613	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	493	556	0	550	0	0	0
Black/African American	0	0	35	60	0	59	0	0	0
Asian	0	0	4	2	0	2	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0

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

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	160	257	0	253	0	0	0
Not Hispanic	0	0	372	363	0	360	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The needs of public housing tenants and applicants related to accessible units are comparable to the population at large. Additional features that are desired by this population include wheelchair accessibility (such as wider doorways), single-story living, and accessible bathrooms. There are 199 residents on the Federal Elderly/Non-elderly Disabled waiting list.

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

Low-income households and many public housing residents stand in imminent risk of homelessness. They often have recently lost a job, seen their hours cut if still working, or have encountered a medical emergency. Such households may not have any support from friends or family, who may be in the same economic situation. Lack of education, skills, underlying medical conditions, lack of transportation, and lack of childcare are barriers that can prevent these individuals from obtaining new or better paying positions.

The need for good paying jobs, training, educational opportunities, and social support programs are crucial to improving conditions for public housing residents and voucher holders.

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

There is consensus amongst the many organizations assisting low- to moderate-income households that additional housing subsidies are critical for a large number of Bristol residents who have difficulty meeting basic needs.

Discussion

None.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The St. Vincent DePaul Mission of Bristol (SVDP) operates the only shelter for homeless individuals and families in Bristol. SVDP and other homeless service providers coordinate their efforts through the Central Connecticut Coordinated Access Network (CAN) that covers the region including Berlin, Bristol, Plainville, Southington, and New Britain. This centralized, collaborative approach brings many resources and assets to the table, including, but not limited to, Permanent Supportive Housing programs, Rapid Rehousing services and vouchers, Emergency Housing Assistance Fund for clients with diagnosed mental illness or co-occurring disorder, relationships with housing authorities and private landlords, and the ability to access a range of supports and services for basic needs and recovery.

Every January, the Connecticut Coalition to End Homelessness (CCEH) conducted its Point-in-Time counts to determine the extent of homelessness throughout the State. As of 2019, there were 39 homeless individuals counted in Bristol. 32 of these individuals were sheltered while 7 were unsheltered.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	4	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	7	32	0	0	0	0
Chronically Homeless Individuals	0	4	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	1	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: CT Coalition to End Homelessness, 2019 Point in Time Count
 Indicate if the homeless population Has No Rural Homeless is:

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

Chronic Homeless - A chronically homeless person or family is one who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. In January 2019, a Point in Time Count reported that in Bristol, there were 4 chronically homeless adults. According to the Connecticut Coalition to End Homelessness (CCEH), this represents a 75% decrease since 2013. Whether this decrease is attributable to continuous outreach efforts, or the provision of additional beds locally and regionally, it is apparent that the aggregate number of persons becoming chronically homeless is well below those exiting.

Families with Children - There were 2 families with 4 children counted as homeless in the 2019 PIT count. This is a significant decrease from 2015, when 9 families with 17 children were reported.

Veterans – Bristol has one homeless veteran reported in the 2019 PIT counts. The number of homeless veterans has traditionally been very small in Bristol, ranging from 0 to 3 per year between 2012 and 2019. The regional expansion of permanent supportive housing for veterans, such as the recently completed Veteran’s Inc. facility in New Britain, may be preventing veterans from falling into homelessness.

Youth – There were no unaccompanied youth reported in Bristol in the 2019 PIT count.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	21	6
Black or African American	9	0
Asian	0	0
American Indian or Alaska Native	1	0
Pacific Islander	1	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	7	2
Not Hispanic	25	5

Data Source: CT Coalition to End Homelessness, 2019 Point in Time Count

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

Two families with four children were identified in CCEH’s 2019 PIT count. The PIT also counted 1 veteran, although did not indicate their familial status. In addition, many families with children are living in doubled-up situations with relatives or friends. These families are at risk of homelessness since there is no guarantee that the living arrangement will continue to be available to them.

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

Broken down by race, the 39 persons that were counted in the 2019 PIT count were identified as follows: 27 were white, 9 were Black/African American, 2 were Native Hawaiian, and 1 was American Indian. Ethnicity is categorized separately from race, as many Hispanic individuals also identify with one of the aforementioned racial groups. As of 2019, 9 homeless individuals identified as Hispanic and 30 individuals as non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Once a year during the Point-in-Time count, volunteers organize to find unsheltered homeless individuals. In the January 2019 PIT count, there were 7 persons who were staying out in frigid night temperatures in a car or some other unsuitable place, unwilling or unable to be in a group shelter environment. Part of the challenge is due to the lack of local shelter beds. As of 2019, there were only 25 local beds available. 15 beds are for single individuals while 10 beds are for families. Some overflow capacity can be provided during times of increased needs.

The transient nature of some people facing homelessness makes it difficult to have an exact count, as many individuals travel from facility to facility or from town to town for services and may only be in a location for a short period of time.

Discussion:

None.

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

Introduction:

In general, elderly and frail elderly residents, individuals with physical, mental or emotional disabilities; veterans, and victims of domestic violence are considered to have “special needs.” In the City of Bristol, there are several organizations that are dedicated to the care and housing of these individuals, be they in crisis (Prudence Crandall Shelter for Women), living independently in Congregate Housing (Komanetsky Estates), finding purposeful work (Bristol Adult Resource Center), or receiving social services and access to affordable housing (veterans).

Describe the characteristics of special needs populations in your community:

Domestic Violence

Prudence Crandall Center, one of the oldest shelters for women in the country, continues to provide services each year to approximately 450 Bristol residents, including shelter to 9 others. While the organization used to have an office in Bristol where counseling and case management was provided, they continue to provide outreach, transportation, and childcare from their secure facilities in neighboring New Britain.

Elderly

Bristol saw growth in its elderly population (65+) between 2000 and 2010, rising from 8,925 in 2000 to 9,026 in 2010. There were also larger gains in the number of people aged 45 to 64 during this same period, indicating that the elderly population may increase in the future as the 45 to 64 cohort ages up. This has proven to be the case. According to 2017 ACS estimates, the elderly population has risen to 9,590 persons.

Frail Elderly

Within several categories of disabilities, the inability for self-care and difficulty with independent living are most indicative of a frail condition. Within Bristol, 2,158 individuals over age 65 has such disabilities (according to the 2017 ACS).

Disabled

There are a total of 8,054 persons in the City with a disability according to the 2017 ACS. Of these, there are 4,148 persons reported as having ambulatory difficulties. The number of persons reported with cognitive disabilities is 3,036. These are persons with mental or development disabilities that continually and indefinitely prevent them from functioning – including the ability for self-care and employment.

Veterans

Veterans Strong, a non-profit located in Bristol City Hall and supported by the Bristol Veterans Council, is a one-stop center for information and referrals to services for veterans and their families. Once used as a men's shelter, The Elms was acquired and renovated by the Chrysalis Center. The Elms now offers 5 studios and 4 one-bedroom apartments for male veterans. The Chrysalis model of Community Supported Housing Services is a combination of housing and case management intended to help support individual veterans transition from homelessness to a productive life. Two other buildings on Main Street - one a former furniture store built in the late 1800s and the other a bank – have recently been purchased with the intention of being remodeled for use as veterans housing.

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

Elderly/Frail Elderly

Housing affordability remains a paramount issue for many elderly residents. According to the 2015 CHAS dataset, there were 2,600 elderly households that were cost-burdened and paid 30% or more of their income towards housing and 1,445 households that paid 50% or more of their income towards housing.

The ECD's Housing Rehabilitation Program provides up to 100% funding for owner-occupied residents of single and multi-family homes, provided they qualify according to the Federal income limits. The program is intended to fund essential repairs such as roof, window, and boiler/furnace replacements, to enable homeowners to remain in their homes. Recipients must reside in the homes for at least 10 years after the repair is made.

The Bristol Housing Authority (BHA) offers a variety of housing options for senior citizens at a range of costs and accessibility options. Unfortunately, many of these facilities have waiting lists, but there is a point system allowing special access for veterans and individuals with special needs.

The City offers numerous senior services through its Senior Center and Community Services Departments, including transportation, social, recreational, and food programs. Elder care services are available in the City and will be a growing need in the future. Elder care services also benefit the family caregivers by allowing them to stay employed. Additional programs will be needed to provide assistance to homebound seniors and increase their access to comprehensive health services, to provide assistance to families and friends caring for frail elderly, and to offer assisted living residences in Bristol.

Persons with Disabilities

Many persons with physical disabilities are uninsured and cannot obtain the care they need, and some facilities are still not fully accessible to the mobility impaired. These people are limited in their housing choices due to the need for residences with accessible features.

Bristol's cognitively disabled population faces unique challenges due to educational and employment challenges. Lack of adequate income to sustain decent affordable housing is a leading cause of homelessness among the cognitively disabled population in Bristol. Services needed include intervention/treatment, programming at day, residential, and in-home care facilities, transportation to access services, and crisis beds. Disabled residents have a much higher unemployment rate than their non-disabled counterparts.

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

The Connecticut Department of Public Health (DPH) HIV Surveillance Program no longer reports municipal data for Bristol due to the low number of diagnoses, however information for Hartford County is available. According to DPH, the number of HIV Infection Cases diagnosed each year is declining in Hartford County, from 100 in 2009, to 94 in 2018. The total number of persons diagnosed since 2009 is 943. The majority (74.4%) of these persons are male, and 38.3% are African American and 33.6% are Hispanic.

According to the National AIDS Housing Coalition, due to the improvements in drug therapies and medical care, the number of fatalities from AIDS has decreased. Consequently, the age of people living with HIV/AIDS has increased -- in Hartford County 20.1% are aged 40-49, 34.1% are aged 50-59, and 26.8% are aged 60+. The Coalition also estimates that half of the people living with HIV/AIDS will need some form of housing assistance during the course of their illness, and it becomes increasingly difficult to find safe, affordable housing because of the stigma associated with the HIV/AIDS population.

Discussion:

There is a very small population in Bristol that has been identified as living with HIV/AIDS, and conversely the city boasts a significant population (the second largest in the state) of veterans. These numbers fluctuate over time, and do not necessarily reflect the needs of the groups, or their priority for funding and services.

Several Commissions and Task Forces have been established to address the specific needs of the target groups, and to bring budget or programmatic concerns and possible ordinance changes to the City Council when necessary.

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

Describe the jurisdiction's need for Public Facilities:

Public Housing Facilities – The State continues to address the condition of many public housing facilities that do not qualify for federal funding programs. However, funding remains very competitive and is not adequate to address all needs across the state.

Parks and Recreational Facilities - The land area presently dedicated to active and passive recreational use in Bristol's park system is generally considered sufficient for the needs of the City's population. According to the Trust for Public Land's ParkServe analysis, 49.5% of residents live within a 10-minute walk of a park, compared to the 54% national average. This includes both public parks and recreational facilities but not those operated by nonprofit organizations that serve their surrounding communities. The most pressing needs in the City with regard to parks and recreation resources is to upgrade existing parks, open space and recreational facilities and enhance their operations. Often, these parks are the only recreational outlet available for low-income families who cannot afford, or lack transportation to, recreational facilities beyond their neighborhood. The City has recently completed upgrades to Rockwell Park and Bracket Park and is actively planning for improvements to Page Park.

Community and Neighborhood Centers - There are facilities in the City owned by nonprofit organizations that qualify as Public Facilities in that they are open for use by the public and serve the identified needs of the persons who reside in the area. These facilities provide recreation, cultural, or other services that are especially useful for the residents including childcare, education and employment training. The operations of these facilities, as well as the programs they support, need to be maintained and available for expanded use if possible.

Senior Centers – The City's Senior Center is an important resource to serve the socialization and health needs of the elderly residents. The number of elderly residents has increased since 2010, and it will be essential that the quality of the Senior Center facility and programming be continuously upgraded in line with growing demand.

Homeless Facilities – While significant progress has been made addressing chronic homelessness, the needs at the City's single homeless shelter persist. The St. Vincent DePaul shelter has limited funds, staffing, and a general need to modernize its facility. The recent death of the shelter's long-term Executive Director has prompted the Board of Directors to engage in a review of its policies and procedures. The appointment of two interim co-directors who are charged with facilitating a strategic review of the current and future operating plan may also change some of the budgeting, staffing, and programming at the facility.

How were these needs determined?

The needs were determined based on a review of the CDBG funding requests of recent years, information provided in current City-wide community documents, programs, and applications as well as statements at public hearings.

Describe the jurisdiction's need for Public Improvements:

Public Improvements include street improvements, sidewalks, water/sewer improvements, flood/drainage improvements, and parking facilities. Bristol's roads and streets provide its residents with access to jobs, services, recreation, etc. and are a vital component of the City's infrastructure. There is a need to improve streets and sidewalks in support of other neighborhood revitalization activities to maintain property values and enhance neighborhoods, improve overall streetscape design, and revitalize business districts. The designation of Census Tract 4061 as a Federal "Opportunity Zone," with all the benefits that come with the program and incentives for business investments, should help this very low income area obtain funding and improvements in infrastructure in the future.

How were these needs determined?

These needs for public improvements are supported in the Plan of Conservation and Development, CDBG funding requests of recent years, information provided in current City-wide community documents, programs, and applications as well as statements at focus groups with service providers.

Describe the jurisdiction's need for Public Services:

On paper, the City of Bristol may not appear to have a large population of persons in need: the number of homeless in the PIT count is low, the percentage of families reported to be living on poverty wages is not as high as neighboring communities, and there seem to be plenty of places for people in need to get food and clothing at no cost. Anecdotally, however, those "facts" do not represent what service providers are seeing every day.

There are groups living in tents along railroad tracks and in hidden areas of the parks; fires have resulted from efforts to keep warm in these encampments. Soup kitchens now organize separate seatings for meals, because too many people were arriving at one time (this was before Covid-19; only sandwiches could be handed out during the quarantine period). They are feeding up to 3 times more folks than previously, per meal. The United Way's ALICE™ report offers a more realistic appraisal of what a family needs to earn in order to manage the essentials in Bristol, and 34% of residents fall beneath that calculation.

The Economic and Community Development Department has coordinated the CDBG allocation for the last 45 years, and the Policy Committee takes time to evaluate the applications and the needs that the agencies will address with their programs. By setting the goals in accordance with HUD's guidelines and with the knowledge of the needs of the Bristol community, the Policy Committee attempts to meet

priorities with the funds available for Public Service. Limited to 15% of the allocation, this is a challenge when requests grow in urgency as well as size.

How were these needs determined?

The needs for public services are supported by the results of a survey conducted during the public outreach period of preparing the City of Bristol's 5-Year Consolidated Plan, looking at 5 years of CDBG funding requests from non-profit organizations, information provided in current City-wide community documents, programs, and applications as well as statements at focus groups with service providers.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Bristol is a built-out community; approximately 80% of its 17,000 acres are already developed, with limited vacant and developable land to support new housing. Generally, the housing needs of the community will be met through renovation, or redevelopment of properties, or subsidizing existing stock as opposed to new construction. Housing needs in the City are expected to remain at about the same level over the next five years. The economy and household income are the largest factors in whether or not a household can obtain housing or remain housed. Rehabilitation is a key component of the Plan, resulting in families living in better housing conditions and a healthier neighborhood.

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

Introduction

The total number of residential units in Bristol has remained at about the same number, shifting one percent over the past five years, with single family units rising from 59 to 60% of the total and multi-family units dropping to 39% from 40. The overall total has risen by 207 units. Median housing value, however, has fallen in the period between 2009 and 2015.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,115	56%
1-unit, attached structure	985	4%
2-4 units	5,845	22%
5-19 units	2,545	9%
20 or more units	2,285	8%
Mobile Home, boat, RV, van, etc	175	1%
Total	26,950	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	345	4%
1 bedroom	355	2%	2,850	33%
2 bedrooms	3,830	23%	3,735	44%
3 or more bedrooms	12,185	74%	1,615	19%
Total	16,370	99%	8,545	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

According to 2018 affordable housing data from the Connecticut Department of Economic and Community Development, there are approximately 3,606 assisted units in Bristol. Out of these units, 1,766 units are governmentally assisted, 815 units are provided through tenant rental assistance programs, and 1,025 units are CHFA/USDA mortgages. There are no deed restricted units. Five developments, home to more than 700 residents, are owned and managed by the Bristol Housing Authority. The other sites are owned by different private businesses or nonprofit organizations that

received various Federal or State grants or loans to construct, develop or rehabilitate the housing. Some of the projects/sites continue to receive annual contributions for the tenant rents or subsidies for operating costs.

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

According to the State Affordable Housing Appeals list, the number of assisted units in Bristol has decreased from 3,840 units in 2015 to 3,606 units in 2018. Most of this is due to a decrease in the number of single-family CHFA/USDA mortgages and governmentally assisted units. The number of Section 8 units has increased from 780 in 2015 to 815 in 2018.

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

The City has too few rental units that are affordable for low-income and extremely low-income households, as is evidenced by the high percentage of households who are cost burdened. The waiting list for public housing units is also indicative of unmet demand. The Bristol Housing Authority reports that there are 637 on the Federal Family waiting list, and there are 199 on the Federal Elderly/Non-elderly Disabled waiting list. In addition there are 379 persons on the waiting list for Section 8 vouchers.

Describe the need for specific types of housing:

There is a need for affordable and high-quality rental housing across all housing types, as is indicated by waiting list data. This need is especially prevalent among low and very low-income households, who often pay a disproportionate percentage of their income on housing in the private marketplace. The long Federal Elderly/Non-elderly Disabled waiting list is indicative of the demand for senior and accessible units (applicants must be 62 years old or over).

According to the Connecticut Coalition to End Homelessness, Bristol does not have any transitional and permanent supportive housing units in the City. This type of housing is crucial in order to prevent long-term homelessness.

Discussion

None.

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

Introduction

Between 2009 and 2015, the median value of homes in Bristol decreased by 9% from \$213,500 to \$194,600. Part of this decrease is due to nationwide real-estate depreciation following the late 2000s housing bubble. According to the latest ACS estimates, home values have continued to decrease, to \$190,500. During the same time-frame, median rents increased by 16%, showing growing demand for the City's rental stock and creating additional challenges for low income renters.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	213,500	194,600	(9%)
Median Contract Rent	666	771	16%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,015	23.6%
\$500-999	4,730	55.3%
\$1,000-1,499	1,735	20.3%
\$1,500-1,999	70	0.8%
\$2,000 or more	10	0.1%
Total	8,560	100.1%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,475	No Data
50% HAMFI	3,810	1,055
80% HAMFI	6,870	4,360
100% HAMFI	No Data	6,930
Total	12,155	12,345

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	740	920	1,140	1,420	1,630
High HOME Rent	768	946	1,136	1,311	1,463
Low HOME Rent	768	960	1,194	1,496	1,674

Table 32 – Monthly Rent

Data Source Comments: HUD FMR and HOME rents

Is there sufficient housing for households at all income levels?

HUD-adjusted data is presented above on the number of units that are affordable to households at different income levels. In order to assess this data, more specific information is needed, including whether the affordability is due to Section 8 vouchers or other subsidies. The HUD data previously presented reports that there are 2,225 extremely low-income households who are paying more than 30% of their income for rental housing costs. There is not sufficient housing for households who are extremely low income. The number of efficiency units in the City has more than doubled since 2000 from 203 units to 481 in 2017. It is insufficient considering the number of extremely low-income single persons for whom an efficiency unit would be more affordable.

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

Between 2009 and 2015, the median value of homes in Bristol decreased by 9% from \$213,500 to \$194,600. According to the latest ACS estimates, home values have continued to decrease, to \$190,500. Decreasing home values may discourage landlords from making necessary investments in their properties, which leads to further deterioration of property values.

During that same time period, median contract rents have increased, indicating stronger demand for rental units. Between 2009 and 2015, median contract rent increased by 16% from \$666 to \$771 per month. In 2017 median contract rents further increased to \$817 per month. In addition to increases in contract rent, the inflationary cost of taxes and utilities and other maintenance expenses are passed on to renters.

Property taxes make up a significant portion of housing costs in Connecticut. Property tax rates are closely tied to property values. Municipalities with high property values typically have lower tax rates compared to municipalities with low property values.

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

The HUD Fair Market Rent standards that are used in connection with the Section 8 Voucher Program and the HUD rent limits for the HOME Program are based on the Hartford Metropolitan Area. Median gross rents in Bristol were lower than regional Fair Market Rents across both small and large units. However, even Bristol's relatively affordable rents are out of reach to many low- and extremely low-income households.

Discussion

Growing rental costs over the last decade continue to exacerbate affordability issues, particularly for low- and extremely-low income renters. The depreciation of home values may also contribute to disinvestment in certain neighborhoods.

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

Introduction

A significant portion of Bristol’s housing stock was built before 1950. In addition, nearly three-quarters of all units were built before 1980, therefore having potentially higher risk of lead-based paint hazards. Rental units are more likely to have one or more substandard condition (44%) compared to owner-occupied units (29%).

Definitions

Definitions:

- **Standard:** The housing unit (either rental or owned) meets all State and local building codes.
- **Substandard:** The housing unit is deficient in one or more areas of the State or local building code, in poor condition but suitable for rehabilitation.

According to HUD, the **four severe housing problems** are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, and 4. Cost Burden over 50%.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,700	29%	3,685	43%
With two selected Conditions	60	0%	45	1%
With three selected Conditions	40	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,570	71%	4,820	56%
Total	16,370	100%	8,550	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	780	5%	270	3%
1980-1999	3,935	24%	1,760	21%
1950-1979	7,430	45%	3,865	45%
Before 1950	4,230	26%	2,655	31%
Total	16,375	100%	8,550	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,660	71%	6,520	76%
Housing Units build before 1980 with children present	1,010	6%	685	8%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	2,005	2,005
Abandoned Vacant Units	0	0	0
REO Properties	0	30	30
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:

CT HMIS APR

Data Source Comments:

Data Source: 2017 ACS; RealtyTrac 2020. According to the 2017 American Community Survey, there are 2005 vacant housing units in Bristol. Of these, 643 were listed for rent, 47 were rented but not occupied, 184 were listed for sale and 34 were sold but not yet occupied; and 126 were designated as seasonal, recreational, or occasional use only. Presumably, all of these units are in livable condition. Additionally, there are 971 vacant units classified as "other." Many of these units are likely to have been abandoned and are not suitable for rehabilitation. According to RealtyTrac, there were 30 bank-owned properties in the City of Bristol as of February 2020. The status of those properties vis-a-vis potential rehabilitation is unknown and therefore they are not included in the suitability numbers.

Need for Owner and Rental Rehabilitation

The Housing Rehabilitation Program at the City of Bristol’s Economic and Community Development Office, supported by CDBG funding from HUD, is available for low to moderate income families who seek assistance with major repairs to owner-occupied residences. A high percentage of multi-family housing is not owner-occupied, which removes it from eligibility for Housing Rehab grant funds, despite the fact that the tenants would be eligible for assistance in accordance with the income limits for the program.

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

A relatively small number (less than 5%) of housing units with children in residence were built prior to 1980, therefore Bristol is not eligible to apply for lead abatement funding. The Housing Rehabilitation Specialist is called upon by personnel at the Bristol-Burlington Health District to consult on abatement

projects when a child is reported to have high blood lead levels, and his role is to identify abatement contractors and certify the abatement and reporting is being done in accordance with CT legal requirements.

Discussion

There were 2 fire fatalities in 2014 and 2 in 2015 that occurred in Bristol homes. These were older homes and they ultimately were tied to non-conformance with smoke detector safety regulations. Whatever the cause, these deaths had an impact on Fire and Police personnel as well as the community as a whole, and discussions about the safety of residents in older homes – particularly those whose landlords may not be maintaining the houses to very high standards – became a topic of concern. The City’s Code Enforcement Committee, Building Department staff, and Fire Marshal’s office stepped up their activities to spread the word about smoke detectors, safe electrical installations and modes of egress from upper floors, and dealing with hoarding conditions, especially in the kitchen and near exit doors.

The Bristol Fire Department was awarded a substantial Fire Prevention and Safety Program grant from FEMA in 2016 to educate residents about the importance of smoke detectors. During the course of that program, smoke and CO detectors were installed by fire personnel throughout the city.

Through participation in activities such as these, the City’s CDBG-funded Housing Rehabilitation Program focuses on bringing properties up to current health and safety standards and making Bristol residents aware of other opportunities to enhance their homes.

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

Introduction

The Bristol Housing Authority is a “High Performer” for both Public Housing and Housing Choice Voucher programs.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			546	676			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

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

BHA manages Federal and State housing programs. The federal program includes housing for elderly only, elderly and non-elderly disabled, and families with children. Preferences are given to homeless, veterans, victims of domestic violence, and non-elderly disabled. The Housing Choice Voucher Program (Sect. 8) has the same preferences. BHA has total of 748 units in the Federal and State Housing Program and 740 vouchers in the Housing Choice Voucher Program (Sect. 8).

The State Housing includes the following programs:

- Congregate (D. J. Komanetsky Estates)

This program is intended for frail elderly who need occasional help, but do not require the scale of services available at a nursing home. Participation in the congregate services program is required. The services include: one meal per day (lunch); light weekly housekeeping; 24-hour emergency coverage; linkages with city, state, and private providers for support services. This program serves individuals at 80% of the Area Medium Income (AMI) or less.

- Project-Based Section 8 Program - Zbikowski Park M8 (32 Units) and Mountain Laurel Manor (40 Units).

This program provides apartments with Section 8 subsidies. BHA has two properties under this program. One property is for families and the other is for elderly and non-elderly disabled individuals. These programs provide housing for families at 50% AMI or below.

- Low Income Tax Credit (Zbikowski Park)

This program provides apartments for families at 60% of AMI or below.

The Public Housing Program includes the following:

- Family Housing (Cambridge Park, Hillcrest Apartments, 268-270 West Street, 16 Vance Drive)

This program includes low income housing for families at 80% of AMI or below.

- Elderly Only (Gaylord Towers)

This program provides apartments for low income elderly (62 and older) at 80% of AMI or below.

- Elderly and Non-elderly Disabled (J.F. Kennedy and Bonnie Acres Apartments)

This program provides apartments for elderly and non-elderly disabled individuals at 80% of AMI or below.

- Housing Choice Voucher Program (Section 8 Tenant-Based Vouchers)

This program provides vouchers for families, elderly, and disabled individuals at 50% of the AMI or below.

Under the HCV Program, the BHA also has the following vouchers:

- Project-Based Vouchers (PBV) at the following properties:
 - The Elms - Vouchers for Homeless Veterans
 - Dutton Heights – Families
 - Zbikowski Park – Families
- Family Unification Program Vouchers: These vouchers provide housing for families working for the Department of Children and Families (DCF)
- Mainstream Program Vouchers: These vouchers provide housing for disabled families and those who are homeless or at risk of becoming homeless.
- Housing Choice Voucher Program (Section 8 Tenant-Based Vouchers): This program provides vouchers for families, elderly, and disabled individuals at 50% of the AMI or below.

Under the HCV Program, the BHA also has the following vouchers:

- Project-Based Vouchers (PBV) at the following properties: The Elms - Vouchers for Homeless Veterans; Dutton Heights – Families; Zbikowski Park – Families
- Family Unification Program Vouchers: These vouchers provide housing for families working for the Department of Children and Families (DCF)
- Mainstream Program Vouchers: These vouchers provide housing for disabled families and those who are homeless or at risk of becoming homeless.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

Based on recent Physical Needs Assessment Reports, inspection data, and independent cost estimates, Federal public housing developments managed by the Bristol Housing Authority currently require approximately \$25 million of immediate capital improvements. State assisted developments require approximately \$6 million of immediate capital improvements. Based on the availability of funds, Capital Fund Program Grants, state funding applications, and energy efficiency incentives, the BHA aggressively seeks sources to complete these improvements and adjust its 5-year capital plan accordingly.

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

The agency’s mission is to create opportunities for affordable housing in a suitable living environment and to promote self-sufficiency within our community. Strategies are continually developed to seek grants and to maintain financial stability considering reduced Federal funding to improve our housing stock and provide necessary services for our residents. Concentration is placed upon resident safety and security through an emphasis on building, site, and facility modernization, energy efficiency, and sustainability.

Discussion:

None.

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

Introduction

The City of Bristol is served by the St. Vincent DePaul Mission, which has 25 beds. Other homeless service needs are coordinated through the Balance of State Continuum of Care and the Central Connecticut Coordinated Access Network.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	10	0	0	0	0
Households with Only Adults	15	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	9	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

The network of mainstream services in Bristol includes:

- The CAA Agency, Human Resources Agency (HRA) of New Britain: fuel assistance, security deposit applications, connections to other services, case management, Head Start, transportation
- Bristol Hospital: Emergency department, mental health unit, counseling center
- Bristol Public Schools: Liaison between students and homelessness services, adult education and training programs
- City of Bristol Community and Youth Services, now a division of the Parks and Recreation Department: basic needs coordination, application assistance for various programs, relocation assistance, fair housing, school support and counseling for youth and families, coordination with state protective services, Eviction Prevention Program
- Coordinated Access Network: shelter placements
- Chrysalis Center: The Elms (previously operated by St. Vincent DePaul as a mens-only shelter) offers 5 studios and 4 one-bedroom apartments for male veterans. The Chrysalis model of Community Supported Housing Services is a combination of housing and case management intended to help support individual veterans transition from homelessness to a productive life.
- City Code Enforcement: prevention of homelessness; maintenance of decent housing stock, blight control
- Religious Institutions: food pantries, soup kitchens
- Community Mental Health Affiliates: Permanent supportive housing program in conjunction with the State Department of Mental Health and Addiction Services (DMHAS), mental health and addiction services for the region
- Infoline 211: Referrals for the CAN, information on programs and services
- Main Street Community Foundation: Small grants based on recommendations from other agencies
- St. Vincent DePaul Mission: Emergency shelter for individuals and families, transitional housing for men and women, case management

- State Agencies: Department of Social Services – financial assistance; Department of Children and Families – protective services; Department of Veterans Affairs

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

Every individual and family that is homeless or at risk of becoming homeless will present a unique set of needs. Through the Central Connecticut Coordinated Access Network (CAN) and its member organizations, individuals and families receive individualized services and referrals in the greater region. Many of the facilities that serve Bristol residents are located in the larger region, particularly in the City of New Britain.

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

Introduction

None.

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

Supportive housing for the elderly, persons with disabilities, persons with addictions, and those living with HIV/AIDS are designed to allow the individuals to live as independently as possible. Those suffering from substance abuse might require counseling or case management, with a shorter-term rehabilitation. Other more challenging/on-going conditions might require supportive services that include long-term assisted living, as well as transportation and nursing care.

The City offers numerous senior services through its Senior Center and Community Services Departments, including transportation, social, recreational, and food programs. Elder care services are available in the City and will be a growing need in the future as the senior population continues to grow. Senior housing needs will span the continuum ranging from in-home care, independent living facilities, assisted living facilities, and nursing homes.

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

The City is a part of a Coordinated Access Network (CAN) that covers the region including Berlin, Bristol, Plainville, Southington, and New Britain. The CAN convened, as it was required by HUD regulation and the State of Connecticut's implementation, to develop a plan to coordinate services and resources on a regional basis. According to the CAN Plan, any individuals or families with housing needs should be instructed to call the State's 211 help line. When deemed appropriate based on the initially assessed need of the caller, 211 will make a referral to a CAN agency, which will make an appointment for an in-depth assessment and/ or case management services. However, if the call is for immediate shelter, 211 will provide instructions on how to find an emergency shelter for the night. The CAN's preference would be to safely house individuals and families, in the interim, in a hotel; but no funding is available for this expense. The CAN also identified a need for additional funding for transportation expenses, additional shelter beds and for additional staff to effectively manage the persons on the waitlist for shelter. According to the Connecticut Coalition to End Homelessness (CCEH), there are no transitional housing or permanent supportive housing beds in the City. Persons being discharged from institutions may forgo these services, or seek them in neighboring towns and cities.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with

respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

ECD will continue to participate in the service infrastructure that identifies needs, connects agency to agency on behalf of the individual/family, and advocates for additional Permanent Supportive Housing “slots”. The Annual Action Plan proposes funding for case management at St. Vincent DePaul and the Human Resources Agency (HRA).

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

ECD will continue to participate in the service infrastructure that identifies needs, connects agency to agency on behalf of the individual/family, and advocates for persons with special needs (that may include emergency shelter). The Annual Action Plan proposes funding for case management at several organizations, to include job/skills training programs, access to recovery and mental/physical health resources, and other social service programs as needed. Organizations providing some or all of these referrals include Prudence Crandall, St. Vincent DePaul, Human Resources Agency (HRA), Agape House, Salvation Army, and others.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Within the City of Bristol there are barriers to affordable housing, which include not only the cost and availability of land but also cost incurred in order to bring a structure up to current standards and codes. Requirements of the City at times can also limit the incentives to develop, maintain, or improve affordable housing. Specifically building codes, fees, charges and other policies can affect the return on residential investment which in turn is passed on in the form of rent increases to tenants. This is especially prevalent in older residential neighborhoods such as the West End, where significant upgrades are often needed in order to bring units into compliance.

Another barrier to the purchasing and developing of affordable housing is the lack of local banking system that can assist in the redeveloping of community neighborhoods. With today's continuing mergers and acquisitions of national banks, community banking is limited and tends to slow community investment. In addition, individuals may have difficulty accessing credit from a non-local financial institution. According to the *Greater Hartford Community Wellbeing Index*, 9% of adults in Greater Hartford lack access to a bank account.

In recent years affordable housing production has been through redevelopment, rehabilitation, or reuse of existing structures located throughout the City. Homeownership assistance has also been established, however mostly utilized for the purchase of existing homes and new construction of units is limited. One of the most difficult barriers to creating and improving affordable housing is due to the nature of the housing stock and costs involved with rehabilitation. The older stock found throughout the city causes great financial difficulties for rehabilitation. Bringing these structures up to State and Local code, in many cases, is not financially feasible. New strategies of financing and assistance to current owners and developers should be investigated to attempt to overcome the financial challenges faced with rehabilitation to the older housing stock within the City.

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

Introduction

Economic conditions have improved since the last Plan. As of March 2020, the unemployment rate in Bristol was 5.0%, a decrease from 7.6% in 2015. While overall employment has improved, wages for low-skilled jobs are often insufficient in order to afford safe, decent, and affordable housing.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	47	0	0	0	0
Arts, Entertainment, Accommodations	2,678	1,849	10	9	-1
Construction	1,491	601	5	3	-2
Education and Health Care Services	5,988	4,525	22	22	0
Finance, Insurance, and Real Estate	2,676	700	10	3	-7
Information	1,334	4,856	5	23	18
Manufacturing	4,259	3,160	16	15	-1
Other Services	1,084	717	4	3	-1
Professional, Scientific, Management Services	1,959	688	7	3	-4
Public Administration	0	0	0	0	0
Retail Trade	3,701	3,129	14	15	1
Transportation and Warehousing	658	232	2	1	-1
Wholesale Trade	1,259	420	5	2	-3
Total	27,134	20,877	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	33,755
Civilian Employed Population 16 years and over	30,635
Unemployment Rate	9.21
Unemployment Rate for Ages 16-24	21.34
Unemployment Rate for Ages 25-65	7.10

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	6,935
Farming, fisheries and forestry occupations	1,550
Service	2,955
Sales and office	7,490
Construction, extraction, maintenance and repair	2,350
Production, transportation and material moving	1,905

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,255	66%
30-59 Minutes	8,245	28%
60 or More Minutes	1,495	5%
Total	28,995	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,375	360	950

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	7,785	790	2,365
Some college or Associate's degree	8,060	860	1,515
Bachelor's degree or higher	8,345	375	740

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	75	275	185	565	960
9th to 12th grade, no diploma	720	355	485	820	1,225
High school graduate, GED, or alternative	1,490	1,625	2,420	6,900	4,315
Some college, no degree	1,310	1,565	1,835	3,735	1,515
Associate's degree	340	690	850	1,770	305
Bachelor's degree	855	2,810	1,275	2,445	800
Graduate or professional degree	15	1,055	680	1,195	505

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,412
High school graduate (includes equivalency)	40,086
Some college or Associate's degree	41,961
Bachelor's degree	55,082
Graduate or professional degree	63,570

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

According to the Business Activity table, the business sector in Bristol with the most workers and the most jobs is Education and Health Care Services. In this sector, the number of workers exceeds the

number of jobs, reflecting an oversupply of labor. Other major sectors are information, manufacturing, and retail. With the exception of the information sector (ESPN), most of the major employment sectors have an oversupply of labor, meaning that many Bristol residents must commute to surrounding towns to find work. The top five employers in the City are ESPN, Bristol Health, Amazon, the City of Bristol, and Faneuil.

Describe the workforce and infrastructure needs of the business community:

Twenty-eight percent of Bristol residents work in the City as of 2017. Bristol residents and workers both rely on the transportation system to get them to and from work. As of 2017, there were 1,963 Bristol households without access to a vehicle and 9,484 with access to only one vehicle. Transit service is particularly important for these households in order to access employment opportunities within the City and the larger region.

With manufacturing still a substantial sector that provides jobs with high overall salaries per employee, the City needs to retain and expand this sector. As the manufacturing operations have become more technical and computerized, there is often a shortage of workforce with the necessary work experience and skills for these jobs.

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

In 2015, *CTfastrak* express bus service began, enhancing connections between the City and employment opportunities in the Greater Hartford region, particularly for households with limited access to vehicles. The Economic and Community Development Department oversees the City's economic and business development initiatives.

- Bristol Opportunity Zone – Census Tract 4061, which covers Downtown Bristol, parts of the West End neighborhood, and the Riverside Avenue corridor, is designated as a Federal Opportunity Zone. This designation gives tax incentives to developers who invest in select low- and moderate-income areas. The City is optimistic that this designation will lead to greater investment in the Downtown.

- Centre Square – a Downtown Redevelopment Plan for the former Bristol Centre Mall site was completed in 2017 which envisions additional commercial and mixed-use development within the Downtown. To date, the City has built a new roadway through the site and is investing in streetscape improvements on North Main Street, Riverside Avenue, and Main Street. The initial development phase of the project, an ambulatory care center for Bristol Hospital, opened in 2019. Two other parcels have been sold; one featuring a restaurant and two-story mixed use commercial on Riverside Avenue, and the other a small mixed use building next to Bristol Health on Main Street. The City continues to market the remaining portions of the site to prospective developers.

- Southeast Bristol Business Park – a city-developed business park serving manufacturing, bioscience, and distribution businesses. Five lots have been developed and seven lots remain.
- A range of other programs include brownfields remediation programs, marketing, energy efficiency improvements, workforce development, and tax credit programs.

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

Educational attainment is strongly correlated with unemployment rate and labor force participation. Residents with a bachelor’s degree or higher have a very low unemployment rate of 2.8%. High school graduates have an unemployment rate of 8.5% while individuals with less than a high school degree have an unemployment rate of 14.2%. In addition, young adults (age 16-24) are more than twice as likely to be unemployed as their older peers.

According to the Business Activity Table, Information is the only sector with more jobs than employed residents in the City. The remaining sectors have more employed residents than jobs, indicating that residents are more likely to seek jobs outside of the City.

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

As the state's regional Workforce Investment Board in North Central Connecticut, Capital Workforce Partners coordinates programs and initiatives to develop a skilled, educated and vital workforce for a competitive regional economy. The organization is guided by a Consortium of the region's chief and elected officials and by representatives from business, education and labor serving on its Board of Directors. Capital Workforce Partners promotes and invests in youth and future workforce development solutions; identifies and supports development of sustainable career paths for adult workers; and assists employers in targeted industries, helping them grow and remain competitive. CWP initiatives underway include:

Healthcare:

Demands for skilled health care workers continue to outpace the growth of the workforce. CWP examined the effectiveness of existing healthcare workers and determined that the workers generally possess several deficiencies that contribute to unacceptable outcomes for clients and the workers and identified the deficiencies. Healthcare reform brings a new set of challenges for healthcare employers which include the critical need for training in healthcare information technology and medical coding. CWP, in partnership with MACH (Metro Hartford Alliance for Careers) is countering these problems with REACH - Re-Employment Alliance for Careers in Healthcare. REACH trains individuals for positions in Nursing and Information Technology in the healthcare sector.

Manufacturing:

By 2020, nearly 50,000 Connecticut manufacturing workers will have reached retirement age. Capital Workforce Partners and the American Job Center help cover tuition costs for manufacturing training.

Construction:

The Jobs Funnel is a pre-employment preparation and job training “steppingstone” for Connecticut residents seeking employment in construction and construction-related trades. In Capital Workforce Partners’ region, there is a Jobs Funnel office in Hartford, New Britain, and Bristol that serve residents from all of North Central Connecticut.

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

Yes

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

The City participated in the Comprehensive Economic Development Strategy as a member of the Naugatuck Valley Council of Governments in 2015. The CEDS outlined a five-year strategy for regional planning and cooperation that includes the following: job growth, advancement and job training, developing local infrastructure, improving transportation and communications systems, continuing the Regional Brownfields Partnership, sustaining economic expansion, continuing to support the designation of the Naugatuck Valley Corridor (NVC) as a National Heritage Area under the National Park Service, and finally encouraging growth and participation in the philanthropic activities of the NVC.

Discussion

None.

MA-50 Needs and Market Analysis Discussion

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

There are few households that experience multiple housing problems in Bristol and the sample size for these households is too small to determine concentration (high density of homes in a small area). Cost burden is the primary housing problem and is common throughout the City.

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

The U.S. Department of Housing and Urban Development (HUD) identifies Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) as census tracts where the non-white population is 50% or more and poverty rates are either 40%, or greater than three times the regional average. As of 2010, none of Census Tracts in Bristol qualify for this status. While there are no areas with a disproportionate concentration, Downtown, the West End, Federal Hill, and Forestville neighborhoods have a higher concentration of low-income and minority households compared to other neighborhoods.

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

The aforementioned neighborhoods contain some of Bristol's oldest and most affordable housing stock. These units often have significant rehabilitation needs in order to bring them up to current health and safety standards. Housing Rehabilitation Program funds continue to be targeted in these areas.

Are there any community assets in these areas/neighborhoods?

Both the West End and Forestville neighborhoods have active Neighborhood Associations. Many of the City's public and social services institutions are located within the Downtown and the surrounding neighborhoods.

Are there other strategic opportunities in any of these areas?

The City continues to leverage the ongoing Centre Square Development, as well as the Opportunity Zone designation in order to boost Downtown Bristol's residential and commercial base and lead to greater employment opportunities for residents in the surrounding neighborhoods.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband access in communities helps provide economic growth, improved educational opportunities, access to better healthcare, greater employment opportunities, improving public safety, and increased global competitiveness for businesses. The term broadband commonly refers to high-speed Internet access that is always on and faster than the traditional dial-up access. Broadband includes several high-speed transmission technologies such as: digital subscriber line (DSL), cable modem, fiber, wireless, satellite, and broadband over powerlines (BPL).

According to 2018 American Community Survey estimates, about 81% of Bristol households had a home internet subscription. A vast majority of these households had access to broadband internet. However, internet access is strongly correlated with income levels. Only 55% of households with incomes of less than \$20,000 have an internet subscription compared to 75% of households with incomes of between \$20,000 and \$74,999 and 95% of households with incomes greater than \$75,000.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to data provided by the FCC, most of Bristol's residential neighborhoods are served by at least three internet service providers. Most neighborhoods are covered by Comcast Cable, Frontier ADSL, as well as satellite providers such as ViaSat, Hughes, and VSAT. The primary challenge for Bristol households, particularly those with low-incomes, is the cost of broadband internet service as opposed to the availability.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2016, the Capitol Region Council of Governments (CRCOG) completed an update of its Natural Hazard Mitigation Plan for its member municipalities in central Connecticut. According to the 2016 Plan, the natural hazards that present the highest risk to Bristol are flooding, winter storms, hurricanes, and tropical storms. Flooding primarily occurs along the Pequabuck River and Copper Mine Brook.

The Plan identifies actions that the City can take to improve its responsiveness to natural disasters including regulatory changes, infrastructure improvements, and improved outreach and education to staff and the community.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Overlaying low-moderate income census tracts with flood hazard information provided by the Federal Emergency Management Agency (FEMA) reveals several low- and moderate-income neighborhoods that are at risk of flooding. These areas include the West End along the Pequabuck River, and along Copper Mine Brook between Jerome Avenue and Mix Street. Several structures in the Bristol Housing Authority's Bonnie Acres and Cambridge Park developments are located within the 500-year flood zone.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The preceding sections of this Consolidated Plan have focused on an assessment of needs. These needs have been identified through a process of review of applicable studies and analyses, statistical research, consultation with public and private agencies and organizations, and public hearings. In response to these identified needs, this Strategic Plan includes geographic priorities, description of priority needs, market influences on these needs, anticipated resources to meet identified needs, goals, and the institutional structure for delivery programs and resources to achieve the goals.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Bristol Opportunity Zone
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Opportunity Zone is located in Census Tract 4061, Bristol's Very Low Income neighborhood.
	Include specific housing and commercial characteristics of this target area.	Much of the Opportunity Zone contains older, multi-family housing that has been divided into more units than the original homes. The houses are typically owned by absentee landlords and often subject to zoning enforcement actions for poor maintenance.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Previously, the West End section of town was the designated Target Area for CDBG programming, based on community need and input. That area is now encompassed in the Opportunity Zone, as it is central to Census Tract 4061, the City's Very Low Income neighborhood.
Identify the needs in this target area.	Aside from a need to bolster the housing stock, the City has been replacing sidewalks in the Target Area for several years, recognizing that absentee landlords do not generally make investments in maintenance of communal properties such as sidewalks and parking areas. The City's Housing Rehabilitation Program requires owner-occupancy for grant-funding of essential repairs, so the City must find other ways to incentivize the owners to maintain and improve these houses. Reducing crime, improving parks and recreation opportunities, and attracting business investments are all part of a comprehensive plan to address the needs of this section of the community.	

	What are the opportunities for improvement in this target area?	Better transportation, job training, and employment opportunities can help residents of the Opportunity Zone obtain more stable incomes and a better standard of living for their families.
	Are there barriers to improvement in this target area?	There are challenges with regard to language and transportation. Incentives to attract business investment are in place, but targeted marketing to attract individuals to free training, ESL and GED classes has not been very successful to date.
2	Area Name:	City of Bristol
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

<p>Identify the neighborhood boundaries for this target area.</p>	<p>The City of Bristol has about 60,350 residents, living in approximately 24,000 households. This population range has varied little over the past decades.</p> <p>There are distinct neighborhoods, especially in the downtown and Forestville sections of town, where older housing stock is typical and the population is somewhat dense. These areas were the former industrial heart of the City, and some of those large mill buildings remain, underutilized and awaiting remediation. In the early industrial period, most workers lived close to their workplaces and walked everywhere, so the factories, residential areas, and retail center of the community were all close together. Newer developments came along with the automobile and better roads, and as Bristol expanded the factories also moved to larger quarters further away from the center of the City. The multifamily homes remain, however, and many of them are owned by absentee landlords who do not care for them as well as their original tenants.</p> <p>The median income in 2015 was \$66,829. About 4.7% had income below \$10,000 per year and 4.1% had income of \$200,000 or more. The median earnings of full-time workers in the same year were \$53,738.</p> <p>In 2018, 15.6% of households received SNAP; of those, 42.8% had children under 18 and 36.6 contained one or more person over age 60. An estimated 15.3% of children under age 18 were below the poverty level, compared with 10.1% of people over 65 years of age. Finally, about 9.5% of people ages 18 to 64 were living below the poverty level.</p>
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<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The center of the City is a food desert, and many residents tend to shop at dollar stores when they cannot access the large chain grocery stores that are located on the larger commercial roadways (Rt. 6 or Rt. 72). Bus transportation is available, but spotty, and carting groceries on public transportation can be challenging. The Residential Rehabilitation Program is only available when buildings are owner-occupied, which presents a challenge for improving units in these older neighborhoods. The Sidewalk Replacement Program, funded with CDBG monies annually and limited to the Target Area of the Opportunity Zone (the West End of Bristol), has had an impact on improving the appearance as well as the pedestrian safety in the areas where it has been deployed. Slowly, improvements have been made.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The responses from a Citywide survey highlight the need for services in certain neighborhoods, certainly, but also that there is a citywide need to add more programming for economic development programs in the areas of Job Training, Workforce Development, and ESL/GED training, which is available at the Bristol Adult Education Center near the Southeast Bristol Business Park, ESPN, and the DoubleTree Hotel on Rt. 229. Transportation and childcare are two of the challenges faced by individuals seeking to access these programs, which include hands-on time in manufacturing settings and job placement services for successful graduates of the programs.</p>

<p>Identify the needs in this target area.</p>	<p>There remains a large segment of small manufacturing in Bristol, and a generation of workers set to retire - without the workers ready to replace them at their machines. Bristol's school systems have not promoted careers in manufacturing as viable alternatives for youth but the change in manufacturing is an eye-opener to many who visit the high-tech settings in the modern industrial parks. Good workers can earn very high wages, and those individuals who are caught in the cycle of minimum wage employment can - with a little training - find themselves in a very different life path.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>The problems facing the upcoming generation in Bristol - unemployment, underemployment, addiction and other challenges - may not be solved with a single class or program funded with CDBG money. But by expanding the opportunities throughout the City and capturing the "ALICE" families who are looking for a way to break out of the economic stranglehold in which they are trapped, it is hoped that a difference can be made in the Target areas as well as Citywide.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>It is our hope that some of the barriers may be overcome with efforts to improve access to transportation and childcare, finding ways to work with landlords to improve conditions in multi-family houses (perhaps through better enforcement of Fair Housing legislation), and funding as many Public Service and Public Facility improvement programs as we can with the CDBG entitlement grants received each year from HUD.</p>

General Allocation Priorities

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

The Opportunity Zone in Bristol contains some of the lowest income neighborhoods in the City. It also has many of Bristol’s prime economic development opportunities including Centre Square and the Riverside Avenue (State Rt. 72) Corridor. Investments in this area are needed and justified.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly
	Geographic Areas Affected	Bristol Opportunity Zone
	Associated Goals	Support access to decent, safe, affordable housing
	Description	To maintain the affordable housing stock, the first priority in the Bristol Consolidated Plan is to continue the Residential Rehabilitation Program. In rehabilitating between 75 and 100 units of residential housing annually, low- and moderate-income homeowners and tenants benefit directly from improvements and repairs such as heating systems, roofs, windows, and other energy saving modifications. Indirect benefits include protecting property values and preserving neighborhoods
	Basis for Relative Priority	The Housing Rehabilitation Program is a consistently effective method of preserving affordable housing stock in Bristol by providing direct assistance to low- and moderate-income homeowners to perform essential repairs.
2	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness veterans Persons with Physical Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Bristol Opportunity Zone
	Associated Goals	Support public service programs
	Description	Priority need under this category is to address homelessness, and addressing needs of special needs populations including youth, elderly and frail elderly, persons with disabilities, victims of sexual assault, and victims of domestic violence. In line with the United Way focus areas of “education, income, and health,” some of the needs within the community are food assistance, tutoring, and emergency assistance.
	Basis for Relative Priority	Historically, the City has supported public services to the extent allowed. Many public service agencies have lost local, state, and federal funding in recent years, making the assistance provided through the CDBG allocation critical.
3	Priority Need Name	Public Facilities
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Bristol Opportunity Zone
	Associated Goals	Support community revitalization

	Description	This need is for brick and mortar repairs to public facilities including public housing modernization, support for organizations that benefit low- and moderate- income residents, and support for organizations that contribute to Bristol’s quality of life.
	Basis for Relative Priority	Public facilities projects are worthwhile to community development in Bristol. Projects funded in the past have added value to the quality of life in Bristol.
4	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Non-housing Community Development
	Geographic Areas Affected	Bristol Opportunity Zone
	Associated Goals	Economic Development
	Description	There is a need to grow the number of and access to employment opportunities that are accessible to low- and moderate-income residents. This includes support for economic development initiatives, infrastructure, workforce training, and employment expansion.
	Basis for Relative Priority	Economic development is an important part of the Economic and Community Development (ECD) Department’s work. Growth in income will also help address some of the housing needs previously mentioned

Narrative (Optional)

Priority needs were determined and ranked in order of importance. With limited funding, the City may not fund annual activities in all priority areas. Geographic priorities are also important to mention. After annual CDBG allocations have been made to address the first two priorities, any proposal will be considered that impacts priorities three and four if they benefit the Opportunity Zone target area.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Does not apply to Bristol.
TBRA for Non-Homeless Special Needs	Does not apply to Bristol.
New Unit Production	Does not apply to Bristol.
Rehabilitation	Older housing stock; many low- to moderate-income owner-occupied single and multi-family dwellings.
Acquisition, including preservation	Does not apply to Bristol.

Table 49 – Influence of Market Conditions

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

Introduction

As an entitlement grantee, Bristol receives the annual formula CDBG allocation. Some re-programmed funds are generally available each year. For the Housing Rehabilitation Program, each property owner agrees to repay the amount of assistance according to a decreasing percentage over a ten-year period. This is the only source of program income to the city.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	669,779	17,910	41,000	728,689	0	Program income is collected from the subordination of grants upon sale or refinancing of a home prior to the end of the ten-year agreement.

Table 50 - Anticipated Resources

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

The City of Bristol attempts to leverage its federal resources with private, state and local funding resources to meet the housing and community development needs identified in its Consolidated Plan. By using leveraged funds to complement its Consolidated Plan resources, the City is able to provide assistance to more individuals and households in need. Activities implemented during the First Action Plan (PY 2020-2021) and those in subsequent years will generate matching funds for CDBG from a variety of sources like the State of Connecticut, Low Income Tax Credits, and other forms of matches including foundation support and private donations.

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

Publicly owned lands include the Southeast Business Park and the Centre Square. These properties are being used to address some of the economic development needs detailed this plan. Various public parks and public facilities are updated as needed to increase accessibility for persons with disabilities and provide greater programming for low- and moderate-income residents.

With a grant of \$21,000 from the Main Street Community Foundation, the Bristol Parks and Recreation Department will produce “Pop-Up Parks” in outlying neighborhoods that do not have the benefit of being near the larger parks where many events are scheduled during the summer months. These smaller venues will have weekend events scheduled that will engage the neighborhood children and families in activities intended to bring the area together and connect them to the larger Park & Rec community.

Discussion

None.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Bristol Development Authority	Government	Economic Development Non-homeless special needs	Jurisdiction
City of Bristol	Government	Planning neighborhood improvements public facilities	Jurisdiction
Bristol Housing Authority	PHA	Non-homeless special needs Ownership Public Housing Rental public facilities	Jurisdiction
St Vincent DePaul Emergency Shelter	Non-profit organizations	Homelessness	Jurisdiction
BRISTOL BOYS AND GIRLS CLUB	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

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

The institutional structure through which Bristol will carry out its housing and community development plan is made up of organizations from the public, non-profit, and private sectors, and involves public/private partnerships among many housing and social service organizations.

Federal Agencies

The Federal government, through the U.S. Department of Housing and Urban Development (HUD), provides a major funding source for housing development and rehabilitation, as well as community development activities through the direct allocation of CDBG funds to the City of Bristol.

State Agencies

Several State agencies are involved in the development and implementation of housing and community development activities in the City. The Connecticut Housing Finance Agency (CHFA) provides financing and loans for the development of affordable housing, as well as low-interest mortgages to first-time home buyers. The State Department of Economic and Community Development and the Department of Housing also provide grants and loans for the economic development and construction, rehabilitation and improvement of affordable housing through a variety of programs. Other State agencies, such as the State Department of Children and Family Services, the State Department of Mental Health and Addiction Services, and the State Department of Health and Human Resources, together with non-profit agencies, support programs targeted specifically to the lowest income households.

Local Agencies

The City of Bristol's Economic & Community Development Department (ECD) is involved with development and implementation of housing and community development activities in the City and has primary responsibility for implementing the priorities and objectives outlined in the Strategic Plan. The Bristol Housing Authority (BHA) is responsible for a large supply of public housing stock, as well as the Section 8 existing rental and housing voucher assistance and Family Self-sufficiency programs. Other City agencies play a role in supporting various community development activities and programs in Bristol, especially the Community and Youth Services division of the Parks and Recreation Department. Finally, the Department of Public Works is responsible for sidewalk repairs in the Target Areas, funded annually through the CDBG program.

Non-Profit Organizations

Non-profit agencies play a primary role in the provision of affordable housing, supportive social services, and economic development activities. These organizations have constant contact with the public, which provides them with a unique understanding of the strengths and weaknesses of the City's housing rehab and human service delivery system.

Private Industry

The private sector participants in the development of affordable housing include contractors, builders, developers, foundations and financial institutions that provide construction financing, low- interest rehabilitation loans, mortgage financing and loan servicing. Many private businesses are involved in organizations which support the efforts of human service agencies and work to increase economic opportunities in Bristol.

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

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

Table 52 - Homeless Prevention Services Summary

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

As cited throughout, the Coordinated Access Network (CAN) structure and active participation of the Mayor’s Taskforce on Homelessness is the key organization meeting the needs of the homeless. The major services available and targeted to homeless persons are counseling and advocacy, rental assistance, treatment for alcohol and drug abuse, treatment for mental illness, and health care. Other services are targeted according to need for childcare, education, employment/ training, and life skills.

Persons with HIV/AIDS have access to various services through the Community Health Center which has a facility in Bristol.

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

The strength of the delivery system is an active CAN Leadership Committee representing numerous agencies/programs. A gap exists in the lack of permanent affordable housing and housing for homeless families within Bristol. The CAN connects vulnerable persons to resources in the larger region.

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

Bristol will continue to rely on the CAN structure to overcome gaps. The Economic and Community Development Office, as part of its planning, application and monitoring processes will continue to identify needs and overcome gaps in services.

SP-45 Goals Summary – 91.215(a)(4)

Goal Description

Table 53 – Goals Summary

1	Goal Name	Support access to decent, safe, affordable housing
	Goal Description	<p>Support access to decent, safe, and affordable housing for Bristol residents.</p> <ol style="list-style-type: none"> 1. By funding and staffing the Housing Rehabilitation Program for low/moderate income single and multi-family homeowners for code enforcement upgrades and essential home improvements such as boilers/furnaces, window and roof replacements, that also increase energy efficiency and may help eliminate blight and improve safety; enforcing fair housing laws in the City, and increasing the health and safety of families with lead testing and abatement when needed. 2. By supporting organizations that provide housing and supportive programs for homeless individuals and families, at-risk youth, and people with special needs.
2	Goal Name	Support public service programs
	Goal Description	<p>Support public service programs that advance community needs and focus on youth, the elderly, and special needs populations. With Planning and Administration staff, and the provision of Public Service grant funding, the City will:</p> <ol style="list-style-type: none"> 1. Encourage health and wellness initiatives such as health services, food distribution, and access to recovery and mental health services. 2. Support the expansion of services for neglected, abused children and improved access to physical and mental health facilities for children and youth at-risk, especially those with special needs.
3	Goal Name	Support community revitalization
	Goal Description	Support infrastructure and facility improvements, blight reduction, and community revitalization activities, especially in the Opportunity Zone and low/mod income areas of the City.

4	Goal Name	Economic Development
	Goal Description	Support economic development initiatives that include job training, workforce development, and ESL/GED programs. Individuals that are unemployed or underemployed are encouraged to take advantage of job training opportunities offered at Bristol Adult Education, supported with funds (as available) from CDBG, City of Bristol, State of CT Dept. of Labor, and Capital Workforce Partners.

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

The City of Bristol ECD does not provide housing; the Bristol Housing Authority (PHA #CT023) is the designated agency in this community to provide access to state and federally-funded public housing.

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

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

Not applicable to Bristol.

Activities to Increase Resident Involvements

BHA promotes self-sufficiency by improving access to services that support economic opportunities and quality of life and improve economic opportunities for families and individuals that reside in public housing as well as participants in the Section 8 program.

BHA residents and Section 8 participants elect a Tenant Commissioner to its Board of Directors for a five-year term. Beginning in September each year, BHA meets monthly with the Resident Advisory Board (RAB). RAB consists of tenant-elected tenant council members from each of the properties as well as representatives from the Section 8 program. The purpose of these meetings is to inform the residents of BHA policies as outlined in the Admissions and Continued Occupancy Plan (ACOP), the Section 8 Administrative Plan, the FSS Plan, and the Homeownership Plan. The Capital Fund 5-year Plan is also reviewed with council members. Proposed policy changes and changes in HUD regulations are also reviewed and are included in the meeting minutes. Capital Fund changes are proposed according to the needs of the properties. When proposing changes, feedback from the members is taken into consideration. BHA then presents changes to the Board of Commissioners for review and approval.

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

No.

Plan to remove the 'troubled' designation

No, the Bristol Housing Authority is a high performing HUD Agency that has been recognized for its achievements for several years. In 2018-19, the BHA once again was been designated a "High Performer" for its Housing Choice Voucher Program and "High Performer" for its Public Housing Program. BHA's programs are evaluated annually based on a rigorous set of performance standards. On HUD's 100-point scale, BHA scored above 90 for both programs.

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

Barriers to Affordable Housing

Within the City of Bristol there are barriers to affordable housing, which include not only the cost and availability of land but also cost incurred in order to bring a structure up to current standards and codes. Requirements of the City at times can also limit the incentives to develop, maintain, or improve affordable housing. Specifically building codes, fees, charges and other policies can affect the return on residential investment which in turn is passed on in the form of rent increases to tenants. This is especially prevalent in older residential neighborhoods such as the West End, where significant upgrades are often needed in order to bring units into compliance.

Another barrier to the purchasing and developing of affordable housing is the lack of local banking system that can assist in the redeveloping of community neighborhoods. With today's continuing mergers and acquisitions of national banks, community banking is limited and tends to slow community investment. In addition, individuals may have difficulty accessing credit from a non-local financial institution. According to the *Greater Hartford Community Wellbeing Index*, 9% of adults in Greater Hartford lack access to a bank account.

In recent years affordable housing production has been through redevelopment, rehabilitation, or reuse of existing structures located throughout the City. Homeownership assistance has also been established, however mostly utilized for the purchase of existing homes and new construction of units is limited. One of the most difficult barriers to creating and improving affordable housing is due to the nature of the housing stock and costs involved with rehabilitation. The older stock found throughout the city causes great financial difficulties for rehabilitation. Bringing these structures up to State and Local code, in many cases, is not financially feasible. New strategies of financing and assistance to current owners and developers should be investigated to attempt to overcome the financial challenges faced with rehabilitation to the older housing stock within the City.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Bristol Housing Authority has taken the major responsibility for expanding housing choice for individuals and families. The City's Community Services Division provides individuals with information on Fair Housing and resources available to them if they have been discriminated against. The Bristol Housing Authority also developed a non-profit for the purpose of increasing affordable housing stock.

The CT Fair Housing Center guide "Housing Mobility: What Do Housing Voucher Recipients Want?" will be used as workshop material in community outreach and education.

Bristol Community Services provides advocacy for extremely low-income individuals and families who may have barriers based on their legal source of income, and for the need to access state funded programs such as the Security Deposit Guarantee Program. Note that for eligible households, the Security Deposit Guarantee Program provides a guarantee to landlords of up to two month's rent

instead of an actual payment. This Program offered through the State of Connecticut Department of Housing (DOH) issues Security Deposit Guarantee (Vouchers) to program participants who satisfy eligibility criteria: financial and categorical eligibility requirements. Bristol Community Services responds to inquiries from persons with physical and mental health disabilities regarding access to housing and provides education on reasonable accommodations including service animals.

Bristol Community Services will continue to explore every opportunity to reach residents of all income groups throughout the City. This includes updating pertinent information about fair housing laws in a prominent place on the City's website with links to other resources at the State and Federal levels. The City's Fair Housing Officer forges working relationships with property owners, with a core group helping to drive conversations around good rental ads, tenant screening tools, criminal history, and local codes.

Bristol Community Services will continue to increase landlord participation in fair housing workshops, seminars, forums and other similar venues sponsored or otherwise supported by the city where information on fair housing laws and practices can be disseminated through outreach and support organizations such as the CT Fair Housing Center (CTFHC) and the Housing Education Resource Center (HERC) as well as lenders, residential real estate professionals, and local real estate attorneys.

The Fair Housing Officer addresses Limited English Proficiency by posting updated Fair Housing information in Spanish.

SP-60 Homelessness Strategy – 91.215(d)

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

Referrals are made to the Community Services office from the Police Department when unsheltered people located or reported within the City. The part time outreach worker, currently grant funded at ten hours a week, is contacted to confirm these reports. Referrals are made to the Projects for Assistance in Transition from Homelessness Program (PATH) Outreach worker, when applicable.

Youth and Community Services participated in the statewide 100 Day Challenge with the following goal: "In 100 days, we will safely and stably house 40 unaccompanied youth and young adults between the ages of 16-24, 80% of whom will be actively engaged with one of more of the following supportive services: health, education, employment, and state/local government resources." The goal was exceeded (45 people) and sustainability efforts continue to coordinate with the school system, Board of Education and non-profit sector to identify and connect this population to resolutions to end homelessness.

Addressing the emergency and transitional housing needs of homeless persons

Homeless persons are guided by Community Services and community agencies to call 211 in order to receive an assessment appointment. Because Bristol is part of the Central CT Coordinated Access Network (CAN), these appointments are only available in New Britain, through CHR.

Following the CAN protocol, once an individual or family receives an assessment, and is verified homeless, they are placed on the By Name List, and prioritized for shelter. They may be assigned an outreach worker once placed in shelter. The Housing Solutions meetings occur within the CAN to attempt to house individuals and families with Rapid Re-Housing or Permanent Housing solutions if they do not self-resolve.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

In coordination with DOH, CCEH, and Journey Home, the City of Bristol collaborates and provides in kind services to maintain the above grants/programs. The Youth Navigator for the Central CAN works out of the Community Services office one day a week. The Rapid Re-Housing representative works out of St. Vincent DePaul Mission and receives supports from Community Services, such as fee waivers for birth certificates and grants for CT photo identifications and referrals.

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

Low-income individuals and families are afforded small, once a year vouchers which may be used for gas/ food/ clothing/ shoes. Bus passes are available for those with transportation issues. In emergency situations, grants may be awarded to those suffering from an event which would otherwise spiral into a result ending in homelessness.

Pursuant to the Federal Uniform Relocation Assistance Act, the Community Services Department affords families the ability to relocate their belongings and to meet the differential expense in rental payments after being displaced from their homes due to a condemnation of their dwelling.

Coordination with Human Resources Agency and The Main Street Community Foundation for individuals and families who require one-time assistance with an unforeseen expense which could result in eviction. Eviction prevention funds were cut from the state budget with the deletion of the Security Deposit and eviction/foreclosure prevention fund.

Extreme care is taken in coordination of re-entry for persons exiting facilities who are in need of housing resources. Working with the 211 process and CAN, appropriate agencies receive referrals to help with accessing supportive services.

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

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

The City has a program to test for lead-based hazards whenever it is needed. Working closely with the Bristol-Burlington Board of Health, City staff share lead testing results, and manage abatement and remediation as needed.

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

Bristol has not met thresholds for HUD/EPA lead abatements grants in the past. The approach taken is on an individual dwelling, case-by-case basis. A concentrated number of multi-family dwellings are located within the Opportunity Zone. Many of these dwellings will be inspected as explained above, and as needed, enter abatement activity.

BBHD continues to help promote compliance with the Federal regulations:

- The RRP rule, effective April 22, 2010, requires that any renovators, contractors, painters, property managers, etc. that disturb lead paint surfaces, must be trained and certified by the EPA and must follow specific work safe practices to prevent lead contamination of the home.
- This RRP rule applies to work conducted in target housing (housing constructed prior to 1978) and child occupied facilities (day care centers, kindergarten classrooms, preschools, etc.)
- RRP intake forms have been provided to the Bristol Building Department to issue permits for pre-1978 residential projects that disturb potential leaded surfaces. The Building Official will discuss information on the RRP requirement and distribute as necessary. The RRP intake forms will be completed by the contractor and permits can be denied if contractors are not certified as required by this rule.

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

As part of the city of Bristol local ordinances Chapter 12, Housing and Property Maintenance Code for the City of Bristol and Chapter 5, International Property Maintenance Code, if defective painted surfaces are witnessed in the course of an inspection, this will be cited as a housing code violation, whether a child lives in the dwelling or not. As part of the RRP Rule, repair of these surfaces may require compliance with this regulation. Owner-occupied housing assisted by the ECD Housing Rehabilitation program has a high success rate. Over time, lead abatement in housing built prior to 1978 increases the affordable and safe housing stock in the City.

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

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

The purpose of an anti-poverty strategy is to highlight those programs, goals and policies that are specifically focused upon addressing the causes and problems associated with poverty and the ways in which these efforts might be better coordinated with other public and private agencies to ultimately reduce the number of households within the City that fall below the poverty line.

The Bristol Public Library and the Parks and Recreation Department operate the weekday free Lunch programs for City youth. The Summer Camp program run by Parks & Rec also provides daily breakfast and snacks at several locations. The local Community Action Program (CAP), Human Resources Agency (HRA), provides nutritious Head-Start meals while opening the facility for food preparation skills training for Bristol households. Zion Evangelical Lutheran Church and the Salvation Army will provide food programs to alleviate hunger. There are two Family Resource Centers in Bristol that provide support to families with children in school.

Residential Rehabilitation will help low- to moderate-income households decrease the cost of necessary repairs. The cost savings can be used towards other household expenses. In the new five-year plan, the Community Development Block Grant goals will continue to include support for Public Service programs that mitigate poverty.

Rapid Re-housing funds will help families either avoid homelessness or shorten shelter stays. The Family Self-Sufficiency program at the Bristol Housing Authority is another aspect of the strategy.

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

The lack of adequate income is best confronted by improving the economic health of the City through aggressive economic development actions. The ECD manages several economic development incentive programs to encourage the retention, expansion, relocation, or creation of new businesses within the City. These incentive programs include grants, tax abatements, etc. The EDC serves as the lead municipal agency for retail, industrial/distribution, and downtown development, including coordinating the Centre Square downtown development project.

The Opportunity Zone designation will provide additional incentives to foster development in the very low income areas and also to help develop the Downtown, West End, and Riverside Avenue corridors.

SP-80 Monitoring – 91.230

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

All activities submitted for funding consideration are reviewed for consistency with HUD requirements and the City's goals and objectives set forth in its Consolidated Plan.

Monitoring projects in Bristol is the daily responsibility of the Housing Rehabilitation Specialist, who is very hand-on with all the projects that are funded through CDBG. The Housing Rehabilitation Specialist does inspections before and after any work is done. Additional inspections for meeting City codes are performed as required. HRP staff also performs inspections for Public Facilities projects.

The Grants Administrator is responsible for monitoring Public Service subrecipients. This monitoring includes reviewing the quarterly reports and arranging site visits to observe facilities, staff, and programs being administered by subrecipient staff members.

Once the activities are funded, if they are not meeting their goals and objectives, actions are taken to remedy the causes or the funds are reprogrammed to other eligible activities.

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

Expected Resources

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

Introduction

As an entitlement grantee, Bristol receives the annual formula CDBG allocation. Some re-programmed funds are generally available each year. For the Housing Rehabilitation Program, each property owner agrees to repay the amount of assistance according to a decreasing percentage over a ten-year period. This is the only source of program income to the city.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	669,779	17,910	41,000	728,689	0	Program income is collected from the subordination of grants upon sale or refinancing of a home prior to the end of the ten-year agreement.

Table 54 - Expected Resources – Priority Table

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

The City of Bristol attempts to leverage its federal resources with private, state and local funding resources to meet the housing and community development needs identified in its Consolidated Plan. By using leveraged funds to complement its Consolidated Plan resources, the City is able to provide assistance to more individuals and households in need. Activities implemented during the First Action Plan (PY 2020-2021) and those in subsequent years will generate matching funds for CDBG from a variety of sources like the State of Connecticut, Low Income Tax Credits, and other forms of matches including foundation support and private donations.

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

Publicly owned lands include the Southeast Business Park and the Centre Square. These properties are being used to address some of the economic development needs detailed this plan. Various public parks and public facilities are updated as needed to increase accessibility for persons with disabilities and provide greater programming for low- and moderate-income residents.

With a grant of \$21,000 from the Main Street Community Foundation, the Bristol Parks and Recreation Department will produce “Pop-Up Parks” in outlying neighborhoods that do not have the benefit of being near the larger parks where many events are scheduled during the summer months. These smaller venues will have weekend events scheduled that will engage the neighborhood children and families in activities intended to bring the area together and connect them to the larger Park & Rec community.

Discussion

None.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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1	Support access to decent, safe, affordable housing	2020	2024	Affordable Housing	City of Bristol	Housing	CDBG: \$408,757	<p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</p> <p>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted</p> <p>Facade treatment/business building rehabilitation: 0 Business</p> <p>Brownfield acres remediated: 0 Acre</p> <p>Rental units constructed: 0 Household Housing Unit</p> <p>Rental units rehabilitated: 15 Household Housing Unit</p> <p>Homeowner Housing Added: 0 Household Housing Unit</p> <p>Homeowner Housing Rehabilitated: 85 Household Housing Unit</p> <p>Direct Financial Assistance to Homebuyers: 0 Households Assisted</p> <p>Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted</p> <p>Homeless Person Overnight Shelter: 0 Persons Assisted</p> <p>Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds</p> <p>Homelessness Prevention: 0 Persons Assisted</p> <p>Jobs created/retained: 0 Jobs</p> <p>Businesses assisted: 0 Businesses Assisted</p> <p>Housing for Homeless added: 0 Household Housing Unit</p> <p>Housing for People with HIV/AIDS added:</p>
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								0 Household Housing Unit HIV/AIDS Housing Operations: 0 Household Housing Unit Buildings Demolished: 0 Buildings Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit Other: 1000 Other
2	Support public service programs	2020	2024	Non-Homeless Special Needs	City of Bristol	Public Services	CDBG: \$154,932	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted
3	Support community revitalization	2020	2024	Non-Housing Community Development	Bristol Opportunity Zone City of Bristol	Public Facilities	CDBG: \$165,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32149 Persons Assisted
4	Economic Development	2020	2024	Non-Housing Community Development	City of Bristol	Economic Development	CDBG: \$0	Other: 500 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Support access to decent, safe, affordable housing
	Goal Description	<p>Support access to decent, safe, and affordable housing for Bristol residents:</p> <ol style="list-style-type: none"> 1. By funding and staffing the Residential Rehabilitation Program for low/moderate income single and multi-family homeowners for code enforcement upgrades and essential home improvements such as boilers/furnaces, window and roof replacements, that also increase energy efficiency and may help eliminate blight and improve safety; enforcing Fair Housing Laws in the City, affordable housing practices in the City; increasing the health and safety of families with lead testing and abatement when needed, and 2. By supporting organizations that provide housing and supportive programs for homeless individuals and families, at-risk youth, and people with special needs.

2	Goal Name	Support public service programs
	Goal Description	<p>Support public service programs that advance community needs and focus on youth, the elderly, and special needs populations. With Planning and Administration staff, and the provision of Public Service grant funding, the City will:</p> <ol style="list-style-type: none"> 1. Encourage health and wellness initiatives such as health services, food distribution, and access to recovery and mental health services; and 2. Support the expansion of services for neglected, abused children and improved access to physical and mental health facilities for children and youth at-risk, especially those with special needs.
3	Goal Name	Support community revitalization
	Goal Description	Support infrastructure and facility improvements, blight reduction, and community revitalization activities, especially in the Opportunity Zone and low/mod income areas of the City.
4	Goal Name	Economic Development
	Goal Description	Support economic development initiatives that include job training, workforce development, and ESL/GED programs. Individuals that are unemployed or underemployed are encouraged to take advantage of job training opportunities offered at Bristol Adult Education, supported with funds (as available) from CDBG, City of Bristol, State of CT Dept. of Labor, and Capital Workforce Partners.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	ECD Housing Rehabilitation Single
2	ECD Housing Rehabilitation - Multi-family
3	ECD Support Staff
4	St. Vincent DePaul Emergency Shelter
5	Bristol Boys and Girls Club Cambridge Park Outreach
6	Human Resources Agency of New Britain
7	Prudence Crandall Domestic Violence Shelter
8	Agape House
9	Salvation Army Bristol Corps
10	Family Resource Centers FAST Program
11	United Way of West Central CT - Walsh Summer Work Experience
12	Sidewalk Replacement Program for Target Area
13	BHA - Komanetsky Estates Building Improvements
14	Disabled American Veterans Accessibility Improvements
15	ImagineNation A Museum Early Learning Center
16	New England Carousel Museum Safety Lighting
17	Fair Housing Activities
18	Planning and Administration

Table 56 – Project Information

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

The allocation priorities were established as part of the Citizen Participation process. The only obstacle is the 15% maximum funding with which to address all Public Service concerns (# 4-11 above). The Public Facilities projects (#12-16) do not have that constraint. Any projects that provide services that are used to prevent, prepare for, and/or respond to the corona virus are exempt from the 15% cap.

Projects 1, 2, 3, and 17 are responsive to Goal #1, Support Access to Decent, Safe, Affordable Housing. Project #3 - ECD Support Staff - funds the full-time position of Housing Rehabilitation Specialist that manages this program.

Projects 4, through 11 focus on Goal #2, Support Public Service Programs. All of the programs target extremely low to low/mod income Bristol residents. Half of the salaries paid under Program #18 are subsumed under this goal, as these programs demand time and attention

throughout the year from the Grants Administrator in terms of attending meetings and staying in touch with their activities.

Projects 12 to 16 are Public Facilities Projects, also referred to as capital projects. Item #12 is the City's Sidewalk Replacement Program, which is located entirely within the Target Area and has periodically faced opposition from the public (not in 2020). A significant portion of staff time is devoted to stewarding these projects to completion.

There are no Projects currently listed under Goal #4, Economic Development. The parameters of that goal changed during the development of the Consolidated Plan, and we anticipate project applications in the next cycle.

AP-38 Project Summary
Project Summary Information

1	Project Name	ECD Housing Rehabilitation Single
	Target Area	City of Bristol
	Goals Supported	Support access to decent, safe, affordable housing
	Needs Addressed	Housing
	Funding	CDBG: \$255,910
	Description	Housing rehabilitation for owner-occupied single-family dwellings.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Target of 85 single-family homes throughout the City. Usually older homes are subject of application. Applicants must meet income guidelines to participate in the program.
	Location Description	This program is open to any address citywide.
	Planned Activities	Housing rehabilitation projects to include roof replacement, heating system replacement (boiler, furnace), window replacements, or other essential repairs as determined by code.
2	Project Name	ECD Housing Rehabilitation - Multi-family
	Target Area	City of Bristol
	Goals Supported	Support access to decent, safe, affordable housing
	Needs Addressed	Housing
	Funding	CDBG: \$39,584
	Description	Housing rehabilitation for owner-occupied multi-family dwellings, provided that at least 51% of occupants qualify under the HUD income limit guidelines.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Target of 15 multi-family homes throughout the City. Usually older homes are subject of application. In the case of rental units, at least 51% of occupants must meet income requirements to participate in the program.
	Location Description	This program is open to any address city-wide.
	Planned Activities	Housing rehabilitation projects to include roof replacement, heating system replacement (boiler, furnace), window replacements, or other essential repairs as determined by code.

3	Project Name	ECD Support Staff
	Target Area	City of Bristol
	Goals Supported	Support access to decent, safe, affordable housing
	Needs Addressed	Housing
	Funding	CDBG: \$110,263
	Description	Staff to administer the Housing Rehabilitation program and other CDBG-funded Public Facility (Capital Improvement) projects. Project Income has been added to this budget item because that is derived from fees collected from releases of liens on properties that were improved through the grant program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A. Beneficiaries of this activity include eligible low and low/moderate income families that apply for the housing rehabilitation program, are assisted by the Public Facilities projects, or participate in job training programs under the auspices of Economic Development.
	Location Description	Citywide.
	Planned Activities	Housing inspections, project oversight, arranging for payments to contractors.
4	Project Name	St. Vincent DePaul Emergency Shelter
	Target Area	City of Bristol
	Goals Supported	Support public service programs
	Needs Addressed	Public Services
	Funding	CDBG: \$25,000
	Description	Provide emergency shelter, caseworker services, and rapid re-housing services to homeless individuals and families.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The shelter serves 130 unduplicated people per year; this includes single individuals and families with children.
	Location Description	The shelter serves individuals from all parts of the city and is part of the CAN, which mandates that they accept referrals from the Central Connecticut Access Network.

	Planned Activities	The allocation provides support for part of caseworker salary, whose job is to assist homeless individuals with rapid rehousing and other goals.
5	Project Name	Bristol Boys and Girls Club Cambridge Park Outreach
	Target Area	City of Bristol
	Goals Supported	Support public service programs
	Needs Addressed	Public Services
	Funding	CDBG: \$23,000
	Description	Provide services and programs for at-risk youth residing in public housing.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	400 youth participate in programs at the Cambridge Park Outreach Center.
	Location Description	The program takes place at Cambridge Park, a low income housing development administered by Bristol Housing Authority, PHA #CT023. The headquarters of the Bristol Boys and Girls Club is located in the Opportunity Zone.
Planned Activities	Bristol Boys and Girls Club staff oversee the activities at Cambridge Park that include academics, sports, mentoring, tutoring, counseling, arts, and gardening.	
6	Project Name	Human Resources Agency of New Britain
	Target Area	City of Bristol
	Goals Supported	Support public service programs
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	Case management for Bristol residents to access benefits, employment, energy assistance, and housing.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	350 low-income Bristol residents receive case management services at HRA.
	Location Description	Services are open to any Bristol resident.
	Planned Activities	Help individuals to access benefits through the State of Connecticut Department of Social Services for financial benefits; help others to find employment, treatment, housing, and energy assistance.
7	Project Name	Prudence Crandall Domestic Violence Shelter
	Target Area	City of Bristol
	Goals Supported	Support public service programs
	Needs Addressed	Public Services
	Funding	CDBG: \$7,467
	Description	CDBG funds support operating expenses, case management and programs as well as a home for women who are leaving a domestic violence situation to seek a better life for themselves and their children.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	450 woman and their children may be assisted with counseling, referrals, and case management; 10 Bristol residents may be given shelter at the facility in New Britain.
	Location Description	Citywide; a woman seeking assistance from Prudence Crandall may reside anywhere in Bristol. The shelter is located in New Britain and they offer transportation if necessary.
	Planned Activities	Payment of operating expenses including rent, repairs, waste removal, electricity/gas, phone water/sewer.
8	Project Name	Agape House
	Target Area	City of Bristol
	Goals Supported	Support public service programs
	Needs Addressed	Public Services
	Funding	CDBG: \$11,000

	Description	Case management, transportation to medical appointments, assistance with recovery, adult education, and rehousing
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	65 individuals with no or extremely low income will benefit from this program.
	Location Description	The target population is homeless and therefore any Bristol resident may seek the services offered at Agape.
	Planned Activities	Support groups and individual case work; warming and cooling center, recovery program.
9	Project Name	Salvation Army Bristol Corps
	Target Area	City of Bristol
	Goals Supported	Support public service programs
	Needs Addressed	Public Services
	Funding	CDBG: \$7,000
	Description	A case worker will assist low income clients in need with referrals to social services, including housing and job training programs.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	225 households encompassing 550 individuals are anticipated to benefit from Salvation Army programs in the coming year, including soup kitchen meals and food pantry as well as case management.
	Location Description	Any resident of the City may seek services, including meals, at the Salvation Army.
	Planned Activities	Salvation Army provides services including crisis intervention, short-term counseling, medical, police and court advocacy and accompaniment, and support groups.
10	Project Name	Family Resource Centers FAST Program
	Target Area	City of Bristol
	Goals Supported	Support public service programs
	Needs Addressed	Public Services

	Funding	CDBG: \$3,000
	Description	Assessment and family visits to assist children experiencing learning challenges in Bristol schools
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Up to 18 families will be enrolled in the FAST program through the Family Resource Centers, including about 15 school children.
	Location Description	The SRCs are located at various schools throughout the City, and the programs involve home visits, so the coverage includes the entire city.
	Planned Activities	An assessment is done by the FAST Team with parents that reviews basic needs, barriers to independence, interpersonal concerns, and a review of the developmental/social emotional needs of the child.
11	Project Name	United Way of West Central CT - Walsh Summer Work Experience
	Target Area	City of Bristol
	Goals Supported	Support public service programs
	Needs Addressed	Public Services
	Funding	CDBG: \$4,000
	Description	Summer career preparation and job shadowing program for 30 local youth.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	30 local youth receive hands-on work experience as well as career preparation through a paid summer experience.
	Location Description	The young people may reside anywhere in the city, and the job-shadowing may take place at any location in Bristol.
	Planned Activities	The program includes career preparation, hands-on job training, resume writing, etc.
12	Project Name	Sidewalk Replacement Program for Target Area
	Target Area	Bristol Opportunity Zone
	Goals Supported	Support community revitalization

	Needs Addressed	Public Facilities
	Funding	CDBG: \$50,000
	Description	Sidewalk replacement in low income area to improve quality of life, pedestrian safety, and potential economic development.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Families living in the West Street area and those who attend church services at the congregations on the northern end of the street will benefit from the repairs to the sidewalks in that area. People traversing Federal Street will appreciate the much-needed replacement of sidewalks on that street. Approximately 6202 people reside in the Opportunity Zone, where the Sidewalk Replacement Program performs its repair or replacement work each year.
	Location Description	Specific locations have been identified that need sidewalk repair in the Opportunity Zone – West Street and Federal Street.
	Planned Activities	Replace or repair dangerously deteriorated sidewalks on these streets, which are located in the Opportunity Zone.
13	Project Name	BHA - Komanetsky Estates Building Improvements
	Target Area	City of Bristol
	Goals Supported	Support community revitalization
	Needs Addressed	Public Facilities
	Funding	CDBG: \$20,000
	Description	Correct leakage problem caused by ice dams.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	44 frail elderly, low-income people live at Komanetsky Estates, a Congregate Living facility operated by the Bristol Housing Authority (PHA #CT013).
	Location Description	Komanetsky Estates is a Congregate Living Facility located near the Senior Center, operated by the Bristol Housing Authority. It is located in a residential area on the outskirts of Bristol, and is nowhere near the Opportunity Zone.
	Planned Activities	Correct leakage problem caused by ice dams by repairing gutters and roof overhangs.
	Project Name	Disabled American Veterans Accessibility Improvements

14	Target Area	City of Bristol
	Goals Supported	Support community revitalization
	Needs Addressed	Public Facilities
	Funding	CDBG: \$25,000
	Description	Replace and update bathroom facilities in DAV hall to meet building code and ADA accessibility standards
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The membership of the DAV is 704 dues-paying or Life Members, and 150 Auxiliary members. Of these, 85% are Bristol residents (726). The majority of members use the facility for socialization, to reduce social isolation, and obtain low cost food or rides to the VA for medical appointments. Members are believed to be low or very low income, although no intake forms are collected.
	Location Description	The DAV is located in the Target Area and it is open to all Bristol residents.
	Planned Activities	Replace and update bathroom facilities in DAV hall to meet building code and ADA accessibility standards.
15	Project Name	ImagineNation A Museum Early Learning Center
	Target Area	City of Bristol
	Goals Supported	Support community revitalization
	Needs Addressed	Public Facilities
	Funding	CDBG: \$10,000
	Description	Foundation repair to stop leakage and mold in the basement.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	127 children are enrolled in the daily preschool program and approximately 20,000 visitors come to the Museum each year. 50 staff members work in the building as well.
	Location Description	The Museum is located in Downtown Bristol, in the Opportunity Zone, but serves residents of the entire City as well as guests from out of state visiting the Museum.
Planned Activities	A long-standing leak at the foundation needs to be fixed to prevent further damage in the basement area and the building as a whole.	

16	Project Name	New England Carousel Museum Safety Lighting
	Target Area	City of Bristol
	Goals Supported	Support community revitalization
	Needs Addressed	Public Facilities
	Funding	CDBG: \$15,000
	Description	The museum is located in an old factory building with a steep driveway that has very poor lighting. The installation of proper lights is part of an effort to increase safety for patrons attending events at the museum after hours, especially those with young children.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Families and other event attendees will be safer upon arrival and departure from the building once it is better lit, the parking improved, and the street better illuminated for crossing. While it is hard to estimate the number, hundreds of individuals may benefit over the course of a year.
	Location Description	The Museum is located in the Opportunity Zone, which serves not just all Bristol residents but also hundreds of people who come from neighboring cities and states to attend shows and events at the historic space.
Planned Activities	The project involves the installation of lights in the parking area, on the building, and in other areas deemed necessary to secure pedestrian and vehicle safety.	
17	Project Name	Fair Housing Activities
	Target Area	City of Bristol
	Goals Supported	Support access to decent, safe, affordable housing
	Needs Addressed	Housing
	Funding	CDBG: \$3,000
	Description	Provide Fair Housing assistance to Bristol residents, and provide general information to the public and property owners of rental housing.
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	This activity is mandated and service is available to any Bristol resident.
	Location Description	The City of Bristol is covered in its entirety within the scope of the Furthering Fair Housing program and the actions of the Fair Housing Office investigating complaints.
	Planned Activities	Maintain an Analysis of Impediments to fair housing and affirmatively furthering fair housing. Plan/deliver or attend Fair Housing events such as educational sessions and community-wide and/or targeted training.
18	Project Name	Planning and Administration
	Target Area	City of Bristol
	Goals Supported	Support access to decent, safe, affordable housing Support public service programs Support community revitalization Economic Development
	Needs Addressed	Housing Public Services Public Facilities Economic Development
	Funding	CDBG: \$99,465
	Description	General planning and administration of the CDBG subrecipient grants by ECD staff.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The entire City of Bristol benefits from the CDBG grant that is allocated. A limit of 20% of the funds are allowed to be expended for planning and administration. That total is \$133,956, which is quite a bit more than what has been budgeted here. Most of the allocation is designated for the Grants Administrator/CDBG Coordinator, and the remainder funds percentages of the salaries of the Administrative Assistant and Executive Director of Economic and Community Development, as well as supplies, travel, and miscellaneous expenses.
Location Description	Citywide.	

	Planned Activities	The allocation of grants to qualified subrecipients takes place through a process of applications, public hearings, and committee discussions and votes at public meetings. The ECD Commissioners vote on the final recommendations and then submit the list to the Bristol City Council for their vote.
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AP-50 Geographic Distribution – 91.220(f)

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

The Bristol Opportunity Zone is located in Census Tract 4061, which encompasses the West End and the Riverside Avenue (Rt. 72) gateway into the downtown corridor, and the entire Downtown/Municipal center. A map of the area is attached to this document as Grantee Unique Appendix A.

Geographic Distribution

Target Area	Percentage of Funds
Bristol Opportunity Zone	24

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Public Facilities projects that are designated for the improvement of City infrastructure such as sidewalks are approved only in the target areas, which at the present time is the Opportunity Zone. For Year 46, the ECD Policy Committee approved a grant of \$50,000 to reconstruct sidewalks on West Street and Federal Street, both in dire need of repair and both in the Target Area. In these target areas, very low and low income families – many of whom live in homes where absentee landlords do little to no upkeep on the properties – are unable to participate in the City’s homeowner sidewalk program, which requires a 50% match contribution.

Public Service projects that have been approved which are located in the Opportunity Zone – but which serve residents throughout the City and therefore are not considered geographically targeted – include the following: HRA (\$20,000), St. Vincent DePaul (\$25,000), Agape House (\$11,000), United Way (\$4,000) = \$60,000.

Approved Public Facilities projects in the Opportunity Zone include: Disabled American Veterans (\$25,000), Imagine Nation Museum (\$10,000), and New England Carousel Museum (\$15,000) = \$50,000.

The total expenditure in the Opportunity Zone is therefore: \$50,000 (sidewalks) + \$60,000 (Public Service) + \$50,000 (Public Facilities) = \$160,000, or about 24% of the 2020 CDBG allocation of \$669,779.

Discussion

None.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

None.

One Year Goals for the Number of Households to be Supported	
Homeless	125
Non-Homeless	2315
Special-Needs	1023
Total	3463

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	836
The Production of New Units	38
Rehab of Existing Units	100
Acquisition of Existing Units	0
Total	974

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

Discussion

The Bristol Housing Authority has 836 Federal and State public housing units. In addition, there are 38 permanent supportive housing units available.

AP-60 Public Housing – 91.220(h)

Introduction

Public Housing in Bristol is managed by the Bristol Housing Authority PHA #CT023.

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

Not applicable to the Bristol Economic and Community Development CDBG Program; the needs of Public Housing are well addressed by PHA #CT023, referred to in this document as the BHA.

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

BHA promotes self-sufficiency by improving access to services that support economic opportunities and quality of life and improve economic opportunities for families and individuals that reside in public housing as well as participants in the Section 8 program.

BHA residents and Section 8 participants elect a Tenant Commissioner to its Board of Directors for a five-year term. Beginning in September each year, BHA meets monthly with the Resident Advisory Board (RAB). RAB consists of tenant-elected tenant council members from each of the properties as well as representatives from the Section 8 program. The purpose of these meetings is to inform the residents of BHA policies as outlined in the Admissions and Continued Occupancy Plan (ACOP), the Section 8 Administrative Plan, the FSS Plan, and the Homeownership Plan. The Capital Fund 5-year Plan is also reviewed with council members. Proposed policy changes and changes in HUD regulations are also reviewed and are included in the meeting minutes. Capital Fund changes are proposed according to the needs of the properties. When proposing changes, feedback from the members is taken into consideration. BHA then presents changes to the Board of Commissioners for review and approval.

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

No, the Bristol Housing Authority is a high performing HUD Agency that has been recognized for its achievements for several years. In 2018-19, the BHA once again was been designated a "High Performer" for its Housing Choice Voucher Program and "High Performer" for its Public Housing Program. BHA's programs are evaluated annually based on a rigorous set of performance standards. On HUD's 100-point scale, BHA scored above 90 for both programs.

Discussion

None.

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

Introduction

None.

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

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

Referrals are made to the Community Services office from the Police Department when unsheltered people located or reported within the City. The part time outreach worker, currently grant funded at ten hours a week, is contacted to confirm these reports. Referrals are made to the Projects for Assistance in Transition from Homelessness Program (PATH) Outreach worker, when applicable.

Youth and Community Services participated in the statewide 100 Day Challenge with the following goal: "In 100 days, we will safely and stably house 40 unaccompanied youth and young adults between the ages of 16-24, 80% of whom will be actively engaged with one of more of the following supportive services: health, education, employment, and state/local government resources." The goal was exceeded (45 people) and sustainability efforts continue to coordinate with the school system, Board of Education, and non-profit sector to identify and connect this population to resolutions to end homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless persons are guided by Community Services and community agencies to call 211 in order to receive an assessment appointment. Because Bristol is part of the Central CT Coordinated Access Network (CAN), these appointments are only available in New Britain, through CHR.

Following the CAN protocol, once an individual or family receives an assessment, and is verified homeless, they are placed on the By Name List, and prioritized for shelter. They may be assigned an outreach worker once placed in shelter. The Housing Solutions meetings occur within the CAN to attempt to house individuals and families with Rapid Re-Housing or Permanent Housing solutions if they do not self-resolve.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

In coordination with DOH, CCEH, and Journey Home, the City of Bristol collaborates and provides in kind services to maintain the above grants/programs. The Youth Navigator for the Central CAN works out of the Community Services office one day a week. The Rapid Re-Housing representative works out of St. Vincent DePaul Mission and receives supports from Community Services, such as fee waivers for birth certificates and grants for CT photo identifications and referrals.

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

Low-income individuals and families are afforded small, once a year vouchers which may be used for gas/ food/ clothing/ shoes. Bus passes are available for those with transportation issues. In emergency situations, grants may be awarded to those suffering from an event which would otherwise spiral into a result ending in homelessness.

Pursuant to the Federal Uniform Relocation Assistance Act, the Community Services Department affords families the ability to relocate their belongings and to meet the differential expense in rental payments after being displaced from their homes due to a condemnation of their dwelling.

Coordination is ongoing with Bristol Community Services, the Human Resources Agency, and the Main Street Community Foundation to assist individuals and families who require one-time assistance with an unforeseen expense that could result in eviction. Eviction prevention funds were cut from the state budget with the deletion of the Security Deposit and eviction/foreclosure prevention fund. A grant from Foodshare was awarded in 2020 to provide one-time assistance through Community Services; this pilot program may be a model for future allocations.

Extreme care is taken in coordination of re-entry for persons exiting facilities who are in need of housing resources. Working with the 211 process and CAN, appropriate agencies receive referrals to help with accessing supportive services.

Discussion

None.

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

Introduction:

Land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment are all considered to be potential barriers to fair housing.

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

Condition and Age of Housing – Bristol has a large number of aging housing units that are in poor condition. These units are concentrated in the Downtown, West End, and Forestville neighborhoods. For many property owners, bringing these units up to modern health and safety standards is cost prohibitive, given the generally low rents the market can bear. Lead based paint hazards and the attendant potential liabilities has been identified as a significant impediment to landlords' willingness and ability to rent to households with children and especially those with children under six years old.

Access to Employment – Low wages and high unemployment have led to significant cost burdens for many Bristol households. The availability and accessibility of public transportation are important factors which impact upon the income and earnings capacity of its residents especially among the low- and moderate income areas of the city. In turn, housing choice becomes very limited to those neighborhoods that are accessible via transit. While transit service has improved with the introduction of *CTfastrak* service in 2015, many major employers in the City are still inaccessible by transit.

Fair Housing – Connecticut legislation protects its residents from discrimination based on source of income. Property owners are generally aware of this, but misconceptions remain about the Housing Choice Voucher program for the general public. The BDA, BHA, and Fair Housing staff use every opportunity to point this out in the multitude of public meetings.

The City of Bristol continues to ensure that elected and appointed public officials and staff, residents, and residential property owners continue to have opportunities to become adequately educated and informed about fair housing laws, policies and practices in the community. The Fair Housing Officer has identified several local property owners who are very interested in learning more about fair housing regulations.

Language Accessibility – Bristol Youth and Community Services employs a worker who is bilingual in

English and Spanish. Documents requiring signatures are prepared in English and Spanish.

The Bristol Housing Authority website is now equipped with a language translator function.

BHA has an LEP Plan for providing services. The policy describes specific components from assessment and emergencies to staff training and self-monitoring.

Discussion:

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Bristol Housing Authority has taken the major responsibility for expanding housing choice for individuals and families. BHA provides individuals with information on Fair Housing and resources available to them if they have been discriminated against. The Bristol Housing Authority also developed a non-profit for the purpose of increasing housing stock.

The CT Fair Housing Center guide "Housing Mobility: What Do Housing Voucher Recipients Want?" will be used as workshop material in community outreach and education.

Bristol's Community Services Division provides advocacy for extremely low-income individuals and families who may have barriers based on their legal source of income, and for the need to access state funded programs such as the Security Deposit Guarantee Program. Note that for eligible households, the Security Deposit Guarantee Program provides a guarantee to landlords of up to two month's rent instead of an actual payment. This Program offered through the State of Connecticut Department of Housing (DOH) issues Security Deposit Guarantee (Vouchers) to program participants who satisfy eligibility criteria: financial and categorical eligibility requirements. The department responds to inquiries from persons with physical and mental health disabilities regarding access to housing and provides education on reasonable accommodations including service animals.

The City will continue to explore informational media and other local opportunities to reach residents of all income groups throughout the City. This includes updating pertinent information about fair housing laws in a prominent place on the City's web site with links to other resources at the State and Federal levels. The City's Fair Housing Officer forges working relationships with property owners.

The City will continue to increase landlord participation in fair housing workshops, seminars, forums and other similar venues sponsored or otherwise supported by the city where information on fair housing laws and practices can be disseminated through outreach and support organizations such as the CT Fair Housing Center (CTFHC) and the Housing Education Resource Center (HERC) as well as lenders, residential real estate professionals, and local real estate attorneys.

Bristol Community Services department conducts multi-disciplinary team meetings to address access barriers to housing or services and coordination of complicated needs including education, and physical and mental health issues. Addressing Limited English Proficiency with updated Fair Housing information

such as posters, ads, and groups in Spanish.

A core group of property owners are active in fair housing dialogue, with particular interests in accommodations, good rental ads, tenant screening tools, criminal history, and local codes.

AP-85 Other Actions – 91.220(k)

Introduction:

The following activities will be funded for 2020 – 2021:

1. Housing rehabilitation-single family
2. Housing rehabilitation-multi-family
3. Support Staff for housing rehab program
4. St. Vincent DePaul – Homeless shelter
5. Boys and Girls Club – Cambridge Park outreach
6. Salvation Army – Case management for homeless or at risk people
7. Human Resources Agency – Case management
8. Prudence Crandall – Operating expenses (utilities)
9. Agape House – Transportation
10. United Way – Summer Youth Employment
11. Family Resource Centers – Assessment and education
12. Bristol DPW – Sidewalk reconstruction in Opportunity Zone
13. Komanetsky Estates – Leak repairs at Congregate Living Facility
14. Disabled American Veterans – ADA accessibility
15. Imagine Nation Museum – Leak repairs
16. New England Carousel Museum – Safety lighting
17. Fair Housing activities

18. Planning and Administration

Actions planned to address obstacles to meeting underserved needs

There are never enough funds to assist all of the agencies and organizations providing quality services to priority populations. Some organizations are also experiencing cuts from State and Federal sources.

1. Description of facilities and services

- Individuals needing supportive housing: Bristol ARC, Bristol Housing Authority, BOS and BSubCoC
- Elderly: Bristol Housing Authority and elderly outreach
- Developmentally Disabled: Bristol ARC
- Domestic Violence: Prudence Crandall Center
- At-Risk Youth: Bristol Boys and Girls Club
- Veterans: Disabled American Veterans

2. Actions planned are to continue a high level of coordination, and report on emergency situations and

problems.

Actions planned to foster and maintain affordable housing

Economic and Community Development staff reviews the zoning ordinances and building codes with prior assistance from the CT Fair Housing Center. The ECD Housing Rehabilitation Program continues to be very effective in preserving the affordable housing stock in the City.

Actions planned to reduce lead-based paint hazards

The ECD Housing Rehabilitation Program will abate lead-based paint hazards as needed, and works with the Bristol-Burlington Health District to achieve this objective.

Actions planned to reduce the number of poverty-level families

During the summer, the Bristol Public Library and the Parks and Recreation Department operate the weekday free Lunch programs for City youth. The Summer Camp program run by Parks & Rec also provides daily breakfast and snacks at several locations. The local Community Action Program (CAP), Human Resources Agency (HRA), provides nutritious Head-Start meals while opening the facility for food preparation skills training for Bristol households. Zion Evangelical Lutheran Church and the Salvation Army will provide food programs to alleviate hunger. There are two Family Resource Centers in Bristol that provide support to families with children in school.

Residential Rehabilitation will help low- to moderate-income households decrease the cost of necessary repairs. The cost savings can be used towards other household expenses. The Community Development Block Grant goals for the next five years continue to include support of Public Service programs that mitigate poverty.

Rapid Re-housing funds will help families either avoid homelessness or shorten shelter stays. The Family Self-Sufficiency Program at the Bristol Housing Authority is another aspect of the strategy.

Actions planned to develop institutional structure

The ECD is the public community development agency responsible for administering CDBG funds; including monitoring subrecipients (non-profits) providing public service programs and for distributing funds for all other CDBG projects. The ECD has a bi-partisan nine-member Board that serves a rotating five-year term and is appointed by the Mayor. The Board is responsible for determining CDBG funding allocations, based on priorities set in the Consolidated Plan.

The Bristol Housing Authority (BHA) is a quasi-governmental agency with no fiduciary overlap between the municipality and the Housing Authority. The Commissioners who serve a rotating five-year term are appointed by the Mayor. A representative of the Bristol City Council serves as a liaison to the BHA Board

of Commissioners. The Executive Director is responsible for all hiring of staff and is the contracting officer for the Authority. Appropriate review by the jurisdiction will be sought for any proposed development sites, demolition or disposition of any development sites. The proposed Consolidated Plan has been previewed by the Board of Commissioners, the Public and the Mayor prior to submission to HUD. The Housing Authority is the agency responsible for modernization of existing units and rental subsidies. The Housing Authority uses federal guidelines for income limits for low-income households and has its own eligibility requirements as follows: "In selecting applicants for admission, the Housing Authority must give preference to applicants who are otherwise eligible for assistance and who at the time are seeking housing assistance, or involuntarily displaced, living in substandard housing paying more than 50% of family income for rent". The housing units provided by the Bristol Housing Authority will supply low-income households with affordable units. The quality of units will be upgraded through rehabilitation, which is one of the City's major priorities.

All Housing Choice Vouchers and CIAP funds are distributed through the Housing Authority, using federal guidelines. St. Vincent DePaul Mission of Bristol (SVDP) is a private non-profit organization working with the City to provide housing needs for the homeless. This organization has been the lead agency in Bristol for assessing and developing the community-based response to homelessness in Bristol.

Through both the BHA and SVDP, the City is able to provide services to a wide-range of persons, with the remainder of needs being met by other non-profit organizations in the City. Bristol is fortunate to have a full range of assistance programs and services available to people in need including:

- Human Resources Agency, the CAP agency that administers energy assistance, Head Start programs and other services for low-income households.
- The Zion Lutheran Church and the Salvation Army have a food pantry and a soup kitchen. Zion Lutheran serves dinner and Salvation Army covers lunch. Other organizations offer warming/cooling facilities during weather emergencies. For example, Agape House serves hot coffee and a breakfast snack in the morning, six days a week.
- The Bristol ARC assists people with developmental disabilities.

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

Coordination will be maintained throughout the year.

Discussion:

In early March 2020, the Covid-19 pandemic has changed the lives of all Americans. HUD has responded with CARES funding, waivers and guidance for Substantial Amendments to Annual Plans in order to facilitate emergency actions in our communities. Those plans are not reflected in these pages, but will be added after the Substantial Amendment to Year 45 has been made and action taken.

Program Specific Requirements

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

Introduction:

As an entitlement grantee, Bristol receives the annual formula CDBG allocation. Some re-programmed funds are generally available each year. For the Housing Rehabilitation Program, each property owner agrees to repay the amount of assistance according to a decreasing percentage over a ten-year period, and the amount due in the event of an early departure from the home, a refinancing, or bankruptcy proceeding, all of which void the agreement. This is the only source of program income to the city.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	17,910
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	17,910

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

2020, 2021, and 2022.

Appendix - Alternate/Local Data Sources

1	Data Source Name CT HMIS APR
	List the name of the organization or individual who originated the data set. St. Vincent DePaul Mission of Bristol CT
	Provide a brief summary of the data set. The data set covers all HMIS-required information for Bristol.
	What was the purpose for developing this data set? Bristol is part of a larger continuum, which makes it difficult to glean local data from BOS information
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The coverage is comprehensive as it includes all the data required by HMIS.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The time period covered is February 1, 2014 through January 31, 2015.
	What is the status of the data set (complete, in progress, or planned)? Complete
	2
Data Source Name Vacant Housing Units	
List the name of the organization or individual who originated the data set. U.S. Census	
Provide a brief summary of the data set. N/A	
What was the purpose for developing this data set? To complete the Vacant Units Table	
Provide the year (and optionally month, or month and day) for when the data was collected. 2010	
Briefly describe the methodology for the data collection. N/A	
Describe the total population from which the sample was taken. N/A	

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

N/A