

CITY OF BRISTOL  
ECONOMIC & COMMUNITY DEVELOPMENT

**COMMUNITY DEVELOPMENT BLOCK  
GRANT PROGRAM**

Five-Year Consolidated Plan  
**2025-2029**

and

Year 51 Annual Action Plan  
7/1/25-6/30/26



# 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 CDBG Five-Year 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 2025-2029 Consolidated Plan, the CDBG Policy Committee has proposed the following goals for adoption:

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

a. By funding 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; and increasing the health and safety of families with lead testing and abatement when needed.

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:

a. By encouraging health and wellness initiatives such as health services, food distribution, and access to recovery and mental health services.

b. By supporting 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 economic development initiatives that include job training, workforce development, and ESL/GED programs.

4) Support infrastructure and facility improvements, blight reduction, and community revitalization activities, especially in the Opportunity Zone and low/mod income areas of the City.

### **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. Each year, a Comprehensive Annual Performance Evaluation Report (CAPER) is prepared and submitted for review by HUD, to ensure that actions taken during the Program Year have been performed in accordance with the Goals of the Consolidated Plan.

### **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 input from sources such as the quarterly “Bristol Cares” networking meeting enables CDBG staff to hear from a large and broad segment of the population.

### **5. Summary of public comments**

The Residential Rehabilitation Program continues to be heavily supported as the valuable service it is: the program enables home owners 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 due to the energy savings that accrue from building upgrades.

During an initial survey of service provider boards, staff, and clients in 2023, the top public concerns identified by respondents included the issues of high inflation and increased crime. While these are not directly under the auspices of the CDBG program, we understand that they are major areas of concern for Bristol residents. Other areas highlighted in the survey include affordable housing and the need for more shelters and services for homeless people, victims of domestic violence, and abused children;

more access to job training programs; and improved provision of local mental health and recovery programs.

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

No comments were received that have not been accepted for consideration by the Policy Committee and included in this report.

**7. Summary**

The City of Bristol will continue to provide assistance to its low- and moderate-income residents through the Community Development Block Grant program, as governed by statute and administered by the U.S. Department of Housing and Urban Development. As we work with non-profit agencies and other City departments to deliver programs, seek input from the community, and plan for future needs, CDBG staff strive to remain responsive and goal-oriented, maximizing the funding to achieve targeted aims with efficiency and foresight.

# 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
Grants Administrator / CDBG Program Coordinator	BRISTOL	Economic & Community Development (ECD)

Table 1 – Responsible Agencies

### Narrative

Since its inception, the Community Development Block Grant Program has been administered by staff members in the City Department of Economic and Community Development, formerly known as the Bristol Development Authority or the Redevelopment Authority. Through the past 50 years, the City has allocated hundreds of thousands of dollars for housing improvements, economic development and infrastructure projects, and grants to non-profit agencies providing services to low- and moderate-income families and individuals in need of assistance. The program has enhanced the quality of life for the residents of Bristol, and the City will continue to support community needs and development with the stewardship of these funds.

The ECD administers the Consolidated Plan and the 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 process. 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 Consolidated Annual Performance & Evaluation Reports (CAPER) 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](mailto:justinmalley@bristolct.gov). The CDBG Coordinator is the ECD Grant Administrator, Dawn Leger, [dawnleger@bristolct.gov](mailto:dawnleger@bristolct.gov). The Residential Rehabilitation and Projects Specialist is David Sgro, [davidsgro@bristolct.gov](mailto: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**

Bristol’s Grants Administrator meets regularly with City staff, boards, and non-profit organizations to keep abreast of the issues they encounter in the community, the resources they have or need to address those issues, and the success with which those interventions are being met. This includes organizations being supported with CDBG monies as well as others that are not currently funded; discussions with City department heads about current and future needs, including climate change and community resilience; and observations of resident interactions at the individual and organizational level to express the needs and desires of their neighborhood or special interest group.

**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)).**

A quarterly meeting of all social service agencies and City staff is hosted by the Mayor. The “Bristol Cares” networking meeting is a long-standing and successful means of communicating between those serving the community in a wide variety of capacities; sharing insights into changes in need, demographics, and trends; and sharing valuable resources within the network. Additional meetings are called when needed to address specific topics, such as the homelessness issue or food insecurity in the community, and the group has been a valuable source of information for this report and others in the past.

**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**

The Executive Director of St. Vincent DePaul Mission in Bristol is an active participant in 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 Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act (42 U.S.C. 11360(9)), which governs most of the federal funding communities receive to address homelessness and is supported by the State of Connecticut Department of Housing. Additionally, staff from St. Vincent DePaul Mission participate in training and workshops hosted by the CT Coalition to End Homelessness (this participation is supported with CDBG funds).

**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 in Bristol, including the community action agency (HRA), various City departments, the United Way of West Central CT, the Bristol Housing Authority, other providers of emergency (warming) services and transitional housing, and the regional planning agency, among others.

Bristol is part of the Naugatuck Valley Council of Governments (NVCOG), which assists with grant applications and research. 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 offered through the Human Resource Agency of New Britain (HRA), and the Connecticut Housing Investment Fund (CHIF) for additional services. The Healthy Homes program at the Connecticut Children’s Hospital is an essential partner in local efforts to identify and remediate lead paint in older homes, especially those where children are housed.

**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	<b>Agency/Group/Organization</b>	Bristol Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff attend regular meetings of the Resident Council and meet with Executive Director and staff to discuss ongoing projects and issues of concern. CDBG funds support capital improvement projects in the state-funded congregate housing program and other non-HUD supported facilities in the BHA portfolio, including programs for youth enrichment delivered by the Bristol Boys and Girls Club in their satellite location at the low-income housing development, Cambridge Park.
2	<b>Agency/Group/Organization</b>	Bristol-Burlington Health District
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff from BBHD participate in Bristol Cares meetings and Task Force to End Homelessness. The CDBG Residential Rehabilitation 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 family and children in the household.

3	<b>Agency/Group/Organization</b>	HUMAN RESOURCES AGENCY OF NEW BRITAIN, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	HRA provides a myriad of services through their case management staff in Bristol, including Dial-A-Ride, job skills assessment, fuel assistance, referrals to other assistance programs, and tax preparation assistance. HRA staff attend Bristol Cares meetings and network with other social service organizations to coordinate access to care.
4	<b>Agency/Group/Organization</b>	BRISTOL ARC
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	BARC is a long-time service provider as well as a major employer in Bristol. The organization provides work experience and care for individuals at several sites in the City as well as numerous group homes scattered throughout the community. BARC Staff also participate in Bristol Cares meetings and contribute to discussions about community needs and resources.
5	<b>Agency/Group/Organization</b>	BRISTOL BOYS AND GIRLS CLUB
	<b>Agency/Group/Organization Type</b>	Services-Children Grantee Department

	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	BBGC is a participant in the Bristol Cares networking group as well as the School Readiness Council. The CDBG Administrator interacts with the staff often to check on programs, funding opportunities, and statistics, as well as to gather insights about community need.
6	<b>Agency/Group/Organization</b>	PRUDENCE CRANDALL CENTER, INC.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Prudence Crandall Center opened an office in Bristol in late 2023, although they have been serving the Bristol community for decades with emergency shelter services, counseling and case management, and educational programs from their office and shelter in neighboring New Britain. Staff from Prudence Crandall maintain collaborative relationships with the Bristol Police Department and Bristol Health/Hospital as well as St. Vincent De Paul Mission.
7	<b>Agency/Group/Organization</b>	ST. VINCENT DE PAUL OF BRISTOL
	<b>Agency/Group/Organization Type</b>	Services-homeless Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff from St. Vincent DePaul have been close partners with the City in addressing the homelessness crisis in our community as well as the need for more affordable housing. Their participation in discussions includes the Bristol Cares network as well as a lead role in the Task Force to End Homelessness and the Central CT CAN. Using CARES Act funds, the City assisted St. Vincent DePaul in renovating their facility and opening a Transition Center that serves as a hub for individuals seeking case management. Their input in discussions about housing policy and homelessness is invaluable.
8	<b>Agency/Group/Organization</b>	Community Health Center of Bristol
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff from this agency attend Bristol Cares networking meetings. Their insights about community health needs are valuable to City staff.
9	<b>Agency/Group/Organization</b>	Veterans Strong Community Center
	<b>Agency/Group/Organization Type</b>	Services for Veterans and Families Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Veterans Strong (previously Army Strong) is a non-profit 501c(3) veterans support agency that is located within City Hall. Veterans Strong staff attend Bristol Cares networking meetings and Task Force to End Homelessness meetings, and they contribute to discussions about community need upon request.
10	<b>Agency/Group/Organization</b>	Main Street Community Foundation
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders Foundation

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Main Street Community Foundation is a partner in assessing and addressing the needs of the greater Bristol community, working to support research, facilitate strategic planning, and disbursing grants to support ongoing programs as well as emergency needs. The Foundation is a reliable partner working with the City and the ECD/CDBG staff to assess and advance our goals.
11	<b>Agency/Group/Organization</b>	West End Association
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The West End Association is a neighborhood group comprised primarily of business owners and operators in the Opportunity Zone. The Association assists with clean-up and beautification efforts by the City and encourages community pride through their activities.
12	<b>Agency/Group/Organization</b>	Commission for Persons with Disabilities
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Commission is represented at the Bristol Cares networking meetings, and the advocacy of the commissioners brings concerns expressed by the community to the attention of City officials. Because of this awareness, sidewalk reconstruction has been a focus of CDBG funding for many years to improve pedestrian access and safety throughout the City.

13	<b>Agency/Group/Organization</b>	Bristol Hospital
	<b>Agency/Group/Organization Type</b>	Services-Health Publicly Funded Institution/System of Care Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bristol Hospital is a major employer and service provider in the City, and its staff attends most meetings of the Bristol Cares network and the Task Force to End Homelessness.
14	<b>Agency/Group/Organization</b>	CONNECTICUT DEPARTMENT OF HOUSING
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CT Dept. of Housing works closely with St. Vincent De Paul Mission, the Bristol Housing Authority, Prudence Crandall, and other low-income housing providers to support their efforts to provide affordable, safe housing to Bristol residents. They work with the Mayor's office to coordinate response during crises, and support local efforts to address homelessness.
15	<b>Agency/Group/Organization</b>	Bristol Adult Education Center
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Economic Development staff have worked closely with BAE to support efforts that increase access to adult education programs (including ESL and GED programs). This support includes a successful effort to extend local bus lines to add a stop at the BAE Center on Redstone Hill Road. BAE staff participate in Bristol Cares and other networking meetings.
16	<b>Agency/Group/Organization</b>	Bristol Works!
	<b>Agency/Group/Organization Type</b>	Services-Education Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	BristolWorks! was established with ARPA funding to provide career training for Bristol residents, including work readiness and job placement. This program is an off-shoot of a grant-funded adult education program in manufacturing run by Bristol Adult Education that now includes programs in computer technology, early childhood education, and health care professions. These programs are key to assisting adult learners find better paying jobs and encouraging students to explore alternative careers in the skilled trade area.
17	<b>Agency/Group/Organization</b>	Wheeler Health
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Child Welfare Agency Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Wheeler Health moved its administrative headquarters to downtown Bristol in 2024. The City's partnership with Wheeler Health is extensive, including services provided in all Bristol Public Schools, collaboration with Bristol-Burlington Health District, Bristol Hospital, and the Bristol Police Department on various activities, including opioid response, lead paint assessment and remediation, and homelessness response. Wheeler staff participate in Bristol Cares and Task Force to End Homelessness meetings.
18	<b>Agency/Group/Organization</b>	Connecticut Children's Hospital
	<b>Agency/Group/Organization Type</b>	Health Agency Child Welfare Agency Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Connecticut Children's Hospital is a major source of support for organizations identifying homes with lead-based paint that needs assessment and remediation. Both the Bristol-Burlington Health District and the ECD's Residential Rehabilitation program rely upon CT Children's Hospital staff to assist with this program, especially when there is a child that has been identified with high lead levels in their blood.
19	<b>Agency/Group/Organization</b>	Connecticut Coalition to End Homelessness
	<b>Agency/Group/Organization Type</b>	Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bristol City Staff have participated in training for several years along with staff from St. Vincent De Paul Shelter and the United Way of West Central Connecticut. This training has facilitated our general understanding of the issues facing the agencies addressing homelessness as well as possible approaches to its mitigation. The Coalition provides invaluable support and data to the Central CT CAN as well.
20	<b>Agency/Group/Organization</b>	Naugatuck Valley Council of Governments
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Naugatuck Valley Council of Governments (NVCOG) is a regional resource for information and staff support on grants, planning, and development studies in the area. Monthly meetings are held where planning and economic issues are discussed, and the City participates in the Regional Brownfield planning group. They are an important resource for mapping, data collection, and grant support.
21	<b>Agency/Group/Organization</b>	Dept. of Parks, Recreation, Youth & Community Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Service-Fair Housing Child Welfare Agency Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This Department is responsible for the Youth and Community Services for the City of Bristol. The staff responds when individuals are evicted from their homes to assist with temporary housing. YCS staff participate in the annual training provided by the CT Coalition to End Homelessness, and regularly take part in Bristol Cares and Task Force to End Homelessness meetings.
22	<b>Agency/Group/Organization</b>	Dept. of Public Works
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Climate Change preparedness
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Bristol Department of Public Works (DPW) is the City agency responsible for the monitoring and management of public facilities, including bridges and roads, and the oversight of designated inland-wetland properties. The DPW maintains FEMA maps and reporting to State and Federal agencies, especially with regard to natural disaster events and response. CDBG funds have been used in the past to reconstruct sidewalks in targeted areas of the City.
23	<b>Agency/Group/Organization</b>	Bristol Emergency Management
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homelessness Strategy Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Emergency Management Director (EMD) is responsible for coordinating the City's response during an emergency such as a weather event or disaster. He is the liaison with the CERT Team, Mayor, Police Chief, Fire Chief, and State Officials, and is charged with establishing an Emergency Operations Center to coordinate responses. The EMD participates in meetings across the state and in Bristol, and coordinates events to discuss preparation and emergency response with business owners and Bristol residents, particularly those living and working in flood-prone areas of the city. The EMD works closely with CDBG Staff to discuss opportunities for educational programs and increased awareness.
24	<b>Agency/Group/Organization</b>	United Way of West Central CT
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Service-Fair Housing Regional organization Business and Civic Leaders Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The United Way of West Central CT is a partner with the City of Bristol in planning and coordinating programs for Bristol's neediest and most at-risk populations. They are leaders in facilitating meetings and assembling data to assist in the allocation of resources.
25	<b>Agency/Group/Organization</b>	Central CT Chambers of Commerce
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Chamber of Commerce is an important partner in promoting economic development efforts, collecting data, and participating in strategic planning for long-term proposals. Chamber staff and Board members assist in the dissemination of surveys and collection of information.
26	<b>Agency/Group/Organization</b>	Department of Information Technology
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City's Department of Information Technology has worked with CDBG staff to monitor Broadband accessibility in Bristol, especially during and since the Covid-19 pandemic, with the intention of ensuring that there is access for all Bristol residents.
27	<b>Agency/Group/Organization</b>	Bristol Public Schools
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services - Narrowing the Digital Divide Other government - Local Grantee Department Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Bristol Public Schools work closely with City officials to ensure that the needs of Bristol residents are met, particularly in the area of Broadband access. Concerns about lead paint exposure are also addressed through the CDBG Residential Rehabilitation program, in concert with the Bristol-Burlington Health District.
28	<b>Agency/Group/Organization</b>	Hartford Health Care
	<b>Agency/Group/Organization Type</b>	Services-Health Major Employer

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Members of the staff of Hartford Health Care attend meetings of the Bristol Cares networking group and task Force to End Homelessness, among others, to share information about the services they provide to the community and contribute their insights about unmet needs of concern.
29	<b>Agency/Group/Organization</b>	DataHaven
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DataHaven is an organization that conducts regular, in-depth surveys of communities in Connecticut to evaluate quality of life issues faced by residents. The City of Bristol has supported and partnered with DataHaven to compile information about our community, and staff has attended DataHaven's annual report presentation in New Haven.

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

All local agencies were contacted via Bristol Cares meetings and by visits from the Grants Administrator to agency Boards of Directors soliciting input. Additionally, legal notices of meetings were posted in the local newspaper 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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Central CT CAN	The goals are consistent with the CC CAN.
PHA Agency Plan for 2021-2026	Bristol Housing Authority, PHA #CT023	The goals are consistent with the Bristol Housing Authority Agency Plan.
Plan of Conservation & Development	Bristol Planning Commission, Revised 4/1/18	The goals are consistent although not necessarily in order of priority.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2024 Annual Report: Moving the Region Forward	Naugatuck Valley Council of Governments	Strategic planning, land use, and environmental initiatives and tools made available to member cities.
NVCOG Hazard Mitigation Plan Update 2021-2026	NVCOG Plan for Bristol	Hazard risk assessment, capability analysis, and mitigation measures/projects.
CT Economic Action Plan: Driving Inclusive Growth	Advance CT - Dept of Economic & Community Development (Sept. 2021)	Governor's plan for inclusive growth in the state (ARPA Plan).
2023 Annual Report	CT Dept of Economic & Community Development	Report on State incentive programs to support economic and community development.
Bristol 2022-2027 Affordable Housing Plan	Bristol Planning Commission	Analysis of local housing and plan for future affordable housing needs.
ALICE in the Crosscurrents	Covid and Financial Hardship in CT 2023 - CT United Ways	2023 update on households in CT that are Asset Limited, Income Constrained, Employed (ALICE).
Bristol 2023 Community Report	DataHaven	Assessment of community well-being.
Title VI Plan	NVCOG	Data and plan to address the provision of services in member communities.

**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(l))**

The City of Bristol collaborates with regional entities, such as the Naugatuck Valley Council of Governments (NVCOG), to learn about best practices for common regional issues; funding and research support for grant applications to address areas of concern; and partnership on projects where mutual action is beneficial to all parties. The research provided by NVCOG also supports local understanding of demographic trends as well as potential interventions to mitigate problem areas when they arise. Planning and research documents provided by the State’s Department of Economic & Community Development (DECD) are also useful tools for local planning efforts, and assist with setting realistic goals and approaches to address development issues. The City benefits from partnerships that enable us to obtain data on families at risk from the local Coordinated Access Network (CAN) and other social service agencies such as the local United Way, and we gain insight by supporting the targeted data collection performed by DataHaven in our community. On the local level, planning documents generated by the City’s Land Use Boards are valuable tools for evaluating progress in areas of concern such as housing and food insecurity, economic development, and employment projections.

**Narrative (optional):**

The CDBG Five-Year Consolidated Plan for 2025-29 was presented to the Bristol Planning Commission on June 23, 2025. A discussion was held about the goals for the CDBG Consolidated Plan and their relationship to the City's Plan of Conservation and Development. A letter from the Bristol City Planner dated June 24, 2025, states:

"The Planning Commission finds that the plans as presented are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018."

The letter is included in the attachments to this report.

## **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 follows its Citizen Participation Plan for the development of every Annual Action Plan, and additional outreach was done to generate participation in the creation of this Five-Year Consolidated Plan. This includes advertising the process of creating a 5-Year Consolidated Plan for the CDBG Program to begin in 2025.

A survey of the public was conducted in Fall 2023 to ascertain what the priorities should be for the next set of goals. As part of an effort to encourage participation, the Grants Administrator attended meetings of the governing boards of 20 civic groups and organizations to solicit their input. Two hundred sixty-four (264) individual surveys were received and reviewed by the CDBG Policy Committee. The survey results and public comments assisted the Committee 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 disseminated social media posts and press releases to increase community awareness of the 5-Year Planning process.

Two public sessions were held at the Bristol Public Library on October 6 and 7, 2023 to solicit input into the development of the Five-Year Goals, but only three people attended. A CDBG Policy Committee meeting was held on November 4, 2024 to discuss the Five-Year Goals, and a decision to reorder the goals and move Goal #4, Workforce Development, to Goal #3, was approved and brought to the full ECD Board for a vote later that same day.

A half page notice in English and Spanish about the CDBG 5-Year Consolidated Plan was printed in the Bristol Press on January 9, 2025. Flyers with this information were provided for public display to the local libraries, Senior Center, and local social service agencies.

A Public Hearing to discuss the Consolidated Plan and the recommended goals was held on Tuesday, January 21, 2025. No members of the public attended the hearing.

The Five-Year Consolidated Plan was presented to a meeting of the Bristol Planning Commission on Monday, June 23, 2025, at 6:00 p.m. Dr. Dawn Leger spoke about the revision of goals and the CDBG Policy Committee's efforts to encourage public participation as goals change to

reflect reduced allocations and priorities. The Commission voted to send a letter endorsing the Con Plan and affirming that it reflects the City's Plan of Conservation and Development as amended in 2018.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Public Hearing	Non-targeted/ broad community	No members of the public attended the Public Hearing held on Tuesday, January 21, 2025.	No comments were received either in person or via email.	N/A	

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)
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/ broad community	Public Hearing and Public Comment period announced in the Bristol Press on 1/8/2025, in a quarter page, full-color ad that was both in English and in Spanish. Included in Grantee Unique Appendices.	No comments were received from the public.	N/A	

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)
3	Public Meeting	Non-targeted/ broad community	Two public informational meetings were held at the Bristol Public Library on October 6 and 7, 2023 from 2:00 to 4:00 p.m. each day.	Three members of the public attended the meeting and listened to the presentation about the City of Bristol's CDBG Goals and how funds have been used in the past 5-year period. No comments were entered into the record by any of the attendees.	N/A	

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	Presentations to local agency boards	Residents of Public and Assisted Housing  Public Housing Authority staff	A meeting was held on October 1, 2024 with senior staff of the Bristol Housing Authority to discuss the City's 5-Year CDBG Consolidated Plan.	Discussion focused on plans for the rehabilitation of all the units at the low-income housing development Cambridge Park and other revisions to the BHA Agency Plan.	N/A	

5	Presentations to local agency boards	Non-targeted/broad community	The Grants Administrator visited 20 non-profit organization boards and City commissions from August 11 to November 27, 2023. Presentations to these panels included the 50-year history of CDBG in Bristol and the most recent 5-Year Consolidated Plan, the uses of CDBG funds to improve the lives of low- and moderate-income Bristol	Between September and December 2023, a total of 264 individuals completed the survey, and 65 people provided their emails for future contact. The top two areas of concern were "inflation" (62.5%) and "crime" (55.3%). The next highest ranked areas were "affordable housing" (46.6%) and "homelessness" (37.5%). Finally, "childcare/educational opportunity" was identified by 27% as an area of concern. The top programs suggested for additional funding	N/A	
---	--------------------------------------	------------------------------	--	--	-----	--

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)
			<p>families, and the dissemination of a survey about future needs for the community. All but one Board that was contacted invited the Grants Administrator to attend a meeting and agreed to disseminate the survey among its staff and clientele.</p>	<p>were "mental health programs" and "assistance for elderly residents," both of which were 59%. "Youth programs" and "education" were 48 and 45% respectively.</p>		

6	Newspaper Ad	Non-targeted/ broad community	Notice of the Public Comment Period for the final CDBG 5-Year Consolidated Plan for 2025-2029 was published in the Bristol Press on Saturday, May 31/Sunday June 1, 2025. Public Comments were solicited for the period ending June 30, 2025, with access to the Con Plan via the internet and in person at Bristol City Hall.	No comments were received from the public.	No comments were received that were not accepted by the CDBG Policy Committee.	<a href="https://www.bristolct.gov/151/Economic-and-Community-Development">https://www.bristolct.gov/151/Economic-and-Community-Development</a>
7	Public Meeting	Non-targeted/	The Board of Economic & Community	No comments from the public	N/A.	<a href="https://bristolct.portal.civicclerk.com/event/4121/files/agenda/7575">https://bristolct.portal.civicclerk.com/event/4121/files/agenda/7575</a>

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)
		broad community	Development approved the CDBG 5-Year Consolidated Plan for 2025-2029 at their monthly meeting on June 5, 2025.	were received at this meeting.		

8	Public Meeting	Non-targeted/ broad community	The Bristol City Council voted to approve the CDBG 5-Year Consolidated Plan for 2025-2029 as presented at their meeting of June 10, 2025. One City Council member recused herself from the discussion and voting due to a conflict (she serves on the Board of one of the sub-recipient orgs). The Council unanimously approved the final draft of the Con Plan	No comments were made by members of the public.	N/A.	<a href="https://bristolct.portal.civicclerk.com/event/3537/files/agenda/7601">https://bristolct.portal.civicclerk.com/event/3537/files/agenda/7601</a>
---	----------------	----------------------------------	---	---	------	---

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)
			for submission to HUD pending the conclusion of the Public Comment Period on June 30.			

9	Public Meeting	Non-targeted/ broad community	The Grants Administrator presented the final draft of the CDBG 5-Year Consolidated Plan for 2025-2029 to the Bristol Planning Commission at their meeting of June 23, 2025. The focus of the discussion was the revision of the goals to reflect the reduction in allocations and public input from the community survey. The Planning Commission voted to	One Commissioner asked if the City's sidewalk replacement program was available to all residents of Bristol, and Dr. Leger explained that the program (when it was funded with CDBG dollars) was limited to the Very Low-Income Census Tracts that constitute the federal Opportunity Zone.	N/A.	<a href="https://bristolct.portal.civicclerk.com/event/3036/files/agenda/7681">https://bristolct.portal.civicclerk.com/event/3036/files/agenda/7681</a>
---	----------------	-------------------------------------	--	---	------	---

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)
			approve the Con Plan and affirmed that it supports the goals of the City of Bristol's Plan of Conservation and Development as amended in 2018.			

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Bristol residents participated in the DataHaven Community Wellbeing Survey in 2023-24. 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. This comprehensive assessment contains information on subjects ranging from housing insecurity to health concerns, physical and community safety. It has been an invaluable resource in the development of this Needs Assessment. More information is available at <https://ctdatahaven.org/profiles/bristol>.

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

### Summary of Housing Needs

In 2020, Bristol's total population was 60,040. The number of households was 24,410, with approximately 10% of those living under the Federal poverty level, and 43% earning less than the basic cost of living for the county (United Ways of CT, ALICE Update, 2024). A 2024 NVCOG Report demonstrates that 19% of the total households in Bristol were considered "cost burdened" (spend 30 to 49.9% of their income on housing), or "severely cost burdened" (spend 50% or more of their income on housing).

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	60,555	60,040	-1%
Households	24,920	24,410	-2%
Median Income	\$61,478.00	\$68,485.00	11%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,815	3,160	4,995	3,010	9,425
Small Family Households	990	975	1,675	1,305	5,305
Large Family Households	85	235	370	125	565
Household contains at least one person 62-74 years of age	960	570	1,330	590	2,320
Household contains at least one person age 75 or older	750	925	575	405	590
Households with one or more children 6 years old or younger	460	490	645	340	635

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	0	55	0	70	0	0	0	10	10
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	0	35	0	60	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	10	25	25	60	0	35	30	10	75
Housing cost burden greater than 50% of income (and none of the above problems)	1,835	245	55	0	2,135	675	265	160	30	1,130

	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)	290	1,310	825	4	2,429	195	540	980	335	2,050
Zero/negative Income (and none of the above problems)	140	0	0	0	140	60	0	0	0	60

**Table 7 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,875	255	170	25	2,325	675	310	190	50	1,225
Having none of four housing problems	960	1,565	1,950	955	5,430	305	1,030	2,690	1,985	6,010
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	615	695	295	1,605	180	160	495	835
Large Related	79	95	30	204	4	140	30	174
Elderly	740	430	345	1,515	540	410	330	1,280
Other	715	345	210	1,270	140	150	304	594
Total need by income	2,149	1,565	880	4,594	864	860	1,159	2,883

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	75	75	150	25	0	175
Large Related	0	0	55	55	4	95	0	99
Elderly	650	55	0	705	375	105	65	545
Other	0	585	60	645	140	0	0	140
Total need by income	650	640	190	1,480	669	225	65	959

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	25	10	35	25	95	0	35	30	10	75

	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
Multiple, unrelated family households	0	0	0	0	0	0	10	0	0	10
Other, non-family households	0	0	20	0	20	0	0	0	0	0
Total need by income	25	10	55	25	115	0	45	30	10	85

**Table 11 – Crowding Information – 1/2**

Data Source: 2016-2020 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  
Comments:

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

The poverty rate in Bristol was 9.4% in 2022, meaning that an estimated 5,665 of 60,308 people had incomes below the poverty level. For single people living in Bristol, the poverty rate is 21.3% (of 13,000); for males, that is 20% of 7,000, and females 22.7% of 6,000. The poverty rate for single people in housing units that are designated for low-income residents is 9.2%, which indicates a potentially large percentage of individuals who are not receiving the housing assistance for which they may qualify (<https://www.WelfareInfo.org>).

**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.**

Thirteen percent of residents under age 65 are living with a disability in Bristol (U.S. Census Bureau Quick Facts, 2024). These include individuals with a wide range of disabilities, including ambulatory difficulties; vision, hearing, and speech limitations; and cognitive issues, among others. Additionally, a growing elderly population (16% of the total residents in Bristol) is facing economic crises as the costs of housing increase and options for affordable and accessible units are limited.

An increasing population is also experiencing domestic violence and other abusive relationships, and a significant number of those individuals are counted among the homeless and displaced members of the community. A reported 692 of the 3,410 total homeless individuals in the 2024 Point-In-Time count were identified as survivors of domestic violence (HDX -Homelessness Data Exchange).

### **What are the most common housing problems?**

By far the greatest housing problem facing Bristol residents is the cost burden. While this may lead to some overcrowding as residents try to manage the expense by sharing units with others, the increasing cost of rental as well as owner-occupied housing is creating a burden on individuals and families that can contribute to homelessness when other unrelated expenses or challenges occur to tip the balance.

According to information collected by DataHaven (Bristol Community Report, 2023), “Cost-burden generally affects renters more than homeowners, and has greater impact on Black and Latino householders. Among renter households in Bristol, 53% are cost-burdened, compared to 24% of owner households.”

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

Bristol’s population of 61,601 in 2024 (ACS) is predominantly white, with only 30% of its residents identified as people of color. This is a smaller percentage than the overall state number, which is 37%. Homeownership by White residents is 71%, while Black and Hispanic residents own their homes at significantly lower rates (48 and 30%, respectively). Asian residents have a higher home ownership rate at 80%. Thus, the Black and Hispanic population, as renters, are more likely to experience housing insecurity than the White population. Recent trends have indicated that elderly individuals (65 and older) are experiencing a great deal of housing stress because their fixed incomes cannot adjust to the higher rents being charged by landlords post-Covid.

### **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**

Many families with school-age children are living with friends or family members in doubled-up situations. Often families stay in their cars between periods of couch-surfing with friends or family, which can be very dangerous during times when temperatures fall below freezing. These households are at risk of homelessness because these living arrangements are temporary and do not address the fundamental issues creating the problem.

Due to extremely low incomes, many households are required to pay a disproportionate percentage of their income on rent, often sacrificing medication and food in order to meet that monthly

obligation. For those families and individuals who do not receive any government subsidy, various agencies are available that provide food banks, meals, utility payments, rent rebates, clothing, and emergency assistance. Without addressing the shortage of affordable housing, this disparity is likely to continue.

**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**

The foreclosure and/or sale of a rental property affects renters who are more likely to be low-income and thereby vulnerable to homelessness. Tenants are often not informed of their landlords' intentions and recent resales of several apartment complexes have resulted in increases in rents that tenants are unable to afford. Many elderly tenants in Bristol have found themselves suddenly homeless after the sale of the apartment building where they reside.

**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	3,115	660	205
White	2,205	430	120
Black / African American	245	15	30
Asian	95	0	0
American Indian, Alaska Native	0	0	15
Pacific Islander	0	0	0
Hispanic	535	200	35

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2016-2020 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	2,300	980	0
White	1,850	715	0
Black / African American	120	40	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	10	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	325	130	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 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	1,570	2,515	0
White	1,130	2,100	0
Black / African American	64	165	0
Asian	45	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	290	225	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	625	2,280	0
White	520	1,835	0
Black / African American	10	145	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	245	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 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 population identified as Hispanic in Bristol report the larger share of issues with housing problems, which include overcrowding and high-cost burden, in relation to constituting 20.3% of the total census for the City in 2023. Two of the low-income census tract areas in Bristol are also where a higher percentage of the residents are Hispanic. Census Tract 4060.01 houses Cambridge Park (a HUD-funded low-income housing development), and Census Tract 4061 encompasses the Downtown area, which includes the lower-income West End section of town.

## 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 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 within 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

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	2,585	1,185	205
White	1,865	775	120
Black / African American	190	75	30
Asian	85	10	0
American Indian, Alaska Native	0	0	15
Pacific Islander	0	0	0
Hispanic	435	300	35

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2016-2020 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	725	2,555	0
White	580	1,990	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	0	160	0
Asian	0	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	150	305	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2016-2020 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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	250	3,830	0
White	150	3,070	0
Black / African American	0	229	0
Asian	0	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	420	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2016-2020 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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	105	2,800	0
White	75	2,275	0
Black / African American	0	155	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	280	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2016-2020 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**

None.

## 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	16,770	4,335	3,485	205
White	14,235	3,405	2,570	120
Black / African American	525	270	190	30
Asian	295	65	85	0
American Indian, Alaska Native	0	0	0	15
Pacific Islander	0	0	0	0
Hispanic	1,500	510	625	35

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

### Discussion:

Bristol's Black/African American and Hispanic populations experience higher levels of extreme cost burden (>50% of income spent 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?**

No.

**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?**

No.

## NA-35 Public Housing – 91.205(b)

### Introduction

Public housing and Housing Choice voucher programs in Bristol are 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 *

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:  
Bristol Housing Authority Data  
Data Source Comments:

### 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

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average length of stay	0	0	4	4	0	6	0	0	
Average Household size	0	0	1	2	2	3	0	0	
# Homeless at admission	0	0	12	0	0	67	0	0	
# of Elderly Program Participants (>62)	0	0	276	183	22	161	0	0	
# of Disabled Families	0	0	197	150	14	136	0	0	
# of Families requesting accessibility features	0	0	35	620	0	613	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	20	0	0	0	0	0	

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Alternate Data Source Name:**

Bristol Housing Authority Data

**Data Source Comments:**

**Race of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	398	604	93	511	0	0	0
Black/African American	0	0	117	105	11	94	0	0	0
Asian	0	0	7	4	2	2	0	0	0
American Indian/Alaska Native	0	0	7	2	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 24 – Race of Public Housing Residents by Program Type**

**Alternate Data Source Name:**  
Bristol Housing Authority Data  
**Data Source Comments:**

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	396	240	51	189	0	0	0
Not Hispanic	0	0	508	475	55	420	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Alternate Data Source Name:**  
Bristol Housing Authority Data  
**Data Source Comments:**

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

Public housing tenants and applicants on the waiting list for accessible units often face critical challenges, including a severe lack of affordable, accessible housing that accommodates physical disabilities and mobility impairments. These individuals frequently require units with features such as ramps, widened doorways, grab bars, and first-floor apartments, as well as proximity to essential services like transportation to healthcare appointments and grocery stores.

The Housing Authority of the City of Bristol (BHA) works closely with local service agencies to address the critical needs of public housing tenants and applicants on the waiting list for accessible units and services. The housing authority also collaborates with local organizations that provide supportive services and job training for its residents which enhances residents' stability and quality of life. This in turn strengthens the community and improves outcomes for its most underserved residents.

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

Housing Choice Voucher (HCV/Section 8):

- There is not enough housing stock available to participants of the program, and rents are unaffordable.
- These participants also compete with non-subsidized families. The landlords participating in this program are required to go through the leasing process which includes passing a unit inspection, completing the necessary paperwork, and not receiving payment at move-in time.

Public Housing:

- Supportive services such as transportation, job training, childcare, mental health services, and programs for seniors and individuals with disabilities.

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

Addressing these needs requires targeted investments in affordable housing development, improved accessibility features, and comprehensive wrap-around services.

### **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 disorders, relationships with housing authorities and private landlords, and the ability to access a range of supports and services for basic needs and recovery.

Annually, SVDP coordinates the opening of winter overflow shelters in Bristol to accommodate individuals seeking respite from the cold who are currently unhoused. Working closely with the CT Department of Housing (DOH) and the local and state Fire Marshals, overflow shelters have been established in church basement areas that have adequate space, bathroom facilities, and fire suppression systems. Additionally, if and when the Governor activates the “Cold Weather Protocol,” an additional warming shelter can be opened for anyone in need (including homeowners or tenants without heat) in the basement of the Bristol Public Library or at the Salvation Army Bristol Mission.

### 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	11	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	53	0	0	0	0
Chronically Homeless Individuals	0	15	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	0	2	0	0	0	0
Veterans	0	1	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

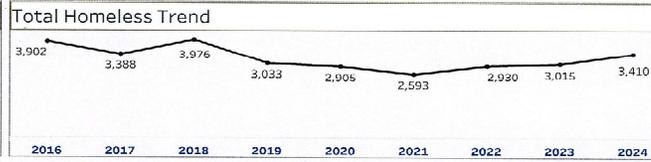
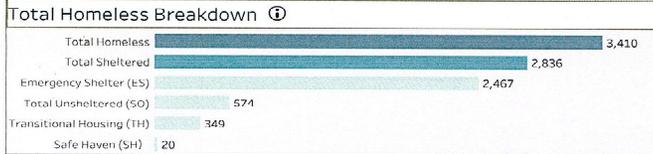
**Data Source Comments:** Data provided by staff of St. Vincent DePaul Mission of Bristol for the period 1/1/24 through 6/27/25.

CT Point-in-Time (PIT) Counts (Sourced by HDX - Homelessness Data Exchange)

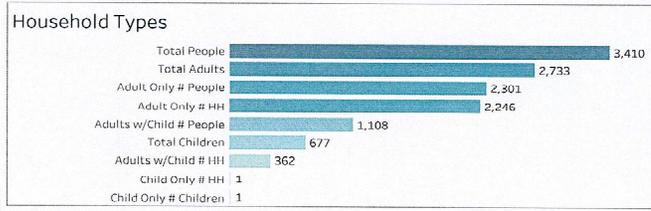
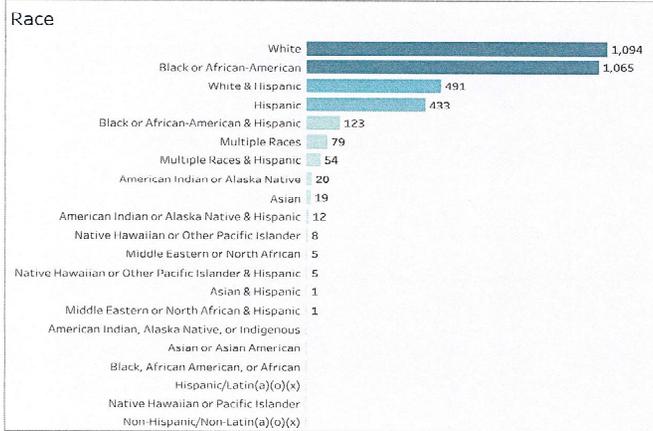


<b>Total Sheltered</b>	<b>Total Unsheltered</b>	<b>Total Homeless</b>
2,836	574	3,410

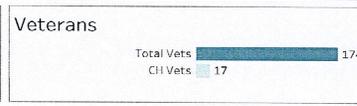
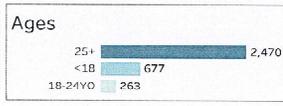
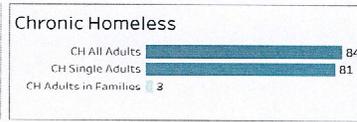
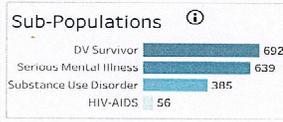
Question about this dashboard?



- Year
- 2016
  - 2017
  - 2018
  - 2019
  - 2020
  - 2021
  - 2022
  - 2023
  - 2024



- Region
- Balance of State COC
  - Opening Doors Fairfield COC
  - Total
- Population Type
- Emergency Shelter (ES)
  - Safe Haven (SH)
  - Transitional Housing (TH)
  - Total Sheltered
  - Total Unsheltered (SO)
  - Total Homeless



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

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 2024, a Point in Time (PIT) Count reported that in the State of Connecticut, there were 84 chronically homeless adults.

Families with Children - There were 677 children counted as homeless in the 2024 PIT count for Connecticut, and a total of 1,108 family members (adults with a child). Only 1 child was counted as homeless without being accompanied by an adult.

Veterans – The 2024 PIT count from CT identified 174 total veterans, with 17 of those identified as Chronic Homeless.

Youth – There was only 1 unaccompanied youth reported in the 2024 PIT count; a total of 677 youth under age 18 were counted in the state.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	69	0
Black or African American	16	0
Asian	1	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	33	0
Not Hispanic	53	0

Data Source

Comments:

Data provided by staff of St. Vincent DePaul Mission of Bristol for the period 1/1/24 through 6/27/25.

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

In the January 2024 Point-In-Time Count of Individuals and Families Experiencing Homelessness, the majority of households consist of one or more adults without children. While there are significant numbers of children reported as homeless with one or more parents present, there are also a large number of “unaccompanied youth.” This category encompasses members of one household that are between the ages of 18 and 24, and is a category that increased in one year by 25%. Despite pledges to eliminate homelessness among Veterans, there remain a number of adult-only Veteran households that identify as homeless and are accessing transitional/safe haven services.

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

In Connecticut, the vast majority of homeless individuals are white, non-Hispanic, and predominantly male between the ages of 25 and 64. The next largest group are Black individuals, and then individuals who are White or Black and Hispanic or who identify as Hispanic and/or “multiple races.”

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The “Point-In-Time” count conducted by the State of Connecticut has been criticized over the years for its inadequacies in measuring all the various kinds of homelessness in our communities. Improvements in the collection and coordination of data analysis have contributed to a better understanding of the issues, however, by enabling an understanding of the percentage of people who remain unsheltered over time and those who are able to benefit from the services and opportunities available to become housed either on an emergency or, optimally, on a long-term basis. By employing these methods, it was

determined that about 20% of those counted in emergency shelter (ES) and 5% on the street (street outreach or SO) in 2022 remained in those conditions in 2023 – but 75% were in more stable conditions one year later. In 2024, 51% of those in ES or SO had moved to better conditions. The addition of permanent and re-housing beds and transitional housing opportunities makes the possibility of improved conditions more likely each year. There is a substantial population of individuals living in tent encampments, both in groups and separately, in area parks, alongside river banks and train tracks, and below highway overpasses. Additionally, a new cohort of frail elderly individuals is also seeking cover in bus shelters, building lobbies, and picnic structures.

**Discussion:**

A challenging fact for housing advocates is the continued increase in the number of homeless individuals who are dealing with mental illness, substance use disorder, and domestic violence as the contributing cause for their lack of stable shelter. Especially in the area of mental illness and substance use disorder, the increase in long-term chronic homelessness among individuals has increased dramatically. Shelter alone is insufficient to address the issues contributing to homelessness among these individuals. In the PIT Count for 2024, 639 individuals were identified with “serious mental illness,” 385 with “substance use disorder,” and 56 as positive for HIV/AIDS.

## **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 Center 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 (The Elms apartments, Veterans Strong Community Center).

### **Describe the characteristics of special needs populations in your community:**

#### **Elderly**

The elderly population (65+) in Bristol grew from 8,925 in 2000 to 9,426 in 2021, which is about 17% of the total. The average life expectancy of Bristol residents is 79.3 years, compared to 80.1 years in the state as a whole. Staff at the Bristol Senior Center and St. Vincent De Paul Mission have observed that there are an increasing number of elderly residents seeking assistance because of housing insecurity or homelessness due to increased rents far above the average Social Security monthly check.

#### **Frail Elderly**

Within several categories of disabilities, the inability for self-care and difficulty with independent living are most indicative of a frail condition. Twenty percent of Bristol residents over 65 reported ambulatory difficulty, and 15.2% reported difficulty with activities of daily living, according to the Tufts Foundation 2021 CT Healthy Aging Community Profile for Bristol. Among that cohort, 26.2% reported being stressed about paying rent/mortgage in the last month, and over 51% of renters and almost 35% of owners over 65 reported spending more than 35% of their income on housing.

#### **Disabled**

Approximately 12% of Bristol residents under age 65 are reported to be living with a disability by the 2023 U.S. Census Bureau. A very active [Bristol Commission for Persons with Disabilities](#) meets monthly to address complaints and propose solutions for individuals in need of assistance. The Commission also hosts informational sessions for the community to learn about the daily challenges faced by their neighbors living with disabilities, as well as ways in which everyone can assist by increasing their awareness.

#### **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 shelter for homeless men, The Elms on West Street 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.

### **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 those experiencing homelessness. In late 2023, the organization reopened an office in Bristol where counseling and case management is provided, and they continue to provide outreach, transportation, and childcare for Bristol residents at their secure facilities in neighboring New Britain.

### **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 Residential 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, and the loan must be paid back when ownership of the property is transferred or the house is refinanced.

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. Komanetsky Estates provides a congregate living experience for frail elderly residents who need some level of assistance while living independently in subsidized apartments.

The City offers numerous senior services through its Senior Center and Community Services Department, including on-demand transportation services and social, recreational, and meal programs. Additional programs that provide assistance to homebound seniors and increase their access to comprehensive health services are needed. New businesses in Bristol include Kind Care, an affordable assisted living residence; and Golden Years, a home care provider and adult day care program opening in 2025 in downtown.

## **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 people with mobility impairments. 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. The Bristol Adult Resource Center (BARC) provides programming to 140 people in its nine different day programs, some of which involve training and employment opportunities in the BARC Greenhouse and Hidden Café. BARC also manages 12 group homes in Bristol which house 41 individuals. A recreation/respice program enables family caregivers to take a break from their daily schedule to relax and attend to other chores and business matters. BARC employs about 215 staff members, which may grow after moving their administrative offices as well as some programming to downtown Bristol, where a new autism program and expanded training opportunities will be introduced.

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

Due to the low number of cases in Bristol, the CT Department of Health no longer tracks HIV/AIDS cases in the city.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A.

### **Discussion:**

A very small population in Bristol has been identified as living with HIV/AIDS. 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.

## **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.

Pedestrian Safety – The City has focused attention on improving pedestrian safety through the improvement of sidewalks, crosswalks, and signage within the Opportunity Zone (downtown and the West End) as well as throughout the City in areas surrounding schools. With an active role played by the Bristol Council on Disabilities, which reports specific areas that need improvement to improve accessibility for individuals using wheelchairs or other assistive devices, the Department of Public Works has engaged in a program of sidewalk and crosswalk improvements that has been supported with CDBG Public Facilities funding for several years.

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. These include museums and childcare facilities.

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 Mission has undergone a transformation in the past 5 years, thanks largely to the infusion of CARES Funds that enabled a complete renovation of the facility and the establishment of a Transition Center in the lower level of the building. The hiring of a new Executive Director and outreach staff has also facilitated a change in the

culture of the shelter but limitations in the availability of open beds and available services to meet the rising need continues to be a challenge.

### **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. Input from the Commission for Persons with Disabilities has also contributed enormously to this effort.

### **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.

### **How were these needs determined?**

These needs for public improvements are supported by data presented in the City's Plan of Conservation and Development, CDBG funding requests of recent years, information provided in current Citywide community documents, programs, and applications as well as statements at focus group meetings with service providers.

### **Describe the jurisdiction's need for Public Services:**

Bristol's Economic and Community Development has coordinated the CDBG allocation for the past 50 years, and the CDBG 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 CDBG 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 total number of residential units in Bristol has increased slightly in recent years, with new construction of several apartment buildings in the downtown area and the conversion of three former school buildings into apartment houses. Median housing values have risen in recent years since the housing boom and a shortage of new construction has changed the market in this area for single-family homes

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

### Introduction

Bristol is experiencing a growth in the construction of new housing, including market rate apartment buildings in the downtown area and active adult housing in other areas of the City. The conversion of factory space into workforce housing is also planned after the successful remediation of a brownfield parcel in the Opportunity Zone. There remains a high demand for affordable housing, especially for first-time homeowners and seniors at risk of being priced out of the market.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,275	54%
1-unit, attached structure	1,240	5%
2-4 units	5,635	21%
5-19 units	2,560	10%
20 or more units	2,325	9%
Mobile Home, boat, RV, van, etc	235	1%
<b>Total</b>	<b>26,270</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	55	0%	395	4%
1 bedroom	600	4%	2,475	28%
2 bedrooms	3,290	21%	4,095	46%
3 or more bedrooms	11,525	75%	1,970	22%
<b>Total</b>	<b>15,470</b>	<b>100%</b>	<b>8,935</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2016-2020 ACS

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

In 2023, Bristol had a reported 2,006 government assisted housing units; 966 tenant rental assistance units (housing choice vouchers); 1,004 CHFA or USDA mortgages; and no deed restricted units, for a grand total of 3,976 assisted units equaling 14.59% of the total 27,251 housing units in the city. The Bristol Housing Authority manages about 850 of the Federal- and State-supported units, including scattered site apartments, and the majority of the Housing Choice Vouchers. Other providers of

supportive housing include the Bristol Adult Resource Center, which operates group homes at scattered sites for individuals with developmental disabilities, and other group homes operated by non-profit agencies or for-profit businesses. Those may include sober houses or group homes for at-risk youth.

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

The overall number of supported affordable housing units has increased in the period since the previous Consolidated Plan, and the expectation is that the current percentages will remain stable in the coming years.

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

The Bristol Housing Authority maintains a significant waiting list for housing, particularly for elderly persons. Although there have been many conversions of decommissioned school buildings to housing for active adults (over 55), those units are market rate housing and are not subsidized by any government funding. The growth in the elderly population, coupled with the increasing cost of housing, has contributed to the growth of seniors experiencing housing insecurity and homelessness during and subsequent to the Covid-19 pandemic.

**Describe the need for specific types of housing:**

Additional subsidized housing for the elderly, in addition to more units of affordable housing for families, will continue to be in demand in Bristol. Accessible units for both elderly and young disabled residents are also in short supply.

The Task Force to End Homelessness is also advocating for permanent supportive housing to be constructed that will support transitional living for formerly homeless individuals and families.

**Discussion**

Bristol is in compliance with the State of CT law that at least 10% of its housing units be classified as “affordable” (CGS 8-30g). With more than 14% considered affordable, the city is ranked 17th in the state in terms of its percentage of affordable housing, according to the Affordable Housing Appeals list. However, a long waiting list for Bristol Housing Authority units or other assisted housing developments, including the Housing Choice Voucher program, demonstrates that there is an ongoing need for lower-cost rental units.

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

### Introduction

Between 2020 and 2022, the median value of homes in Bristol increased by 18% from \$198,600 to \$235,700. Part of this increase is due to nationwide real-estate housing boom following the Covid-19 pandemic. During the same time frame, median rents increased by 36%, 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: 2020	% Change
Median Home Value	194,600	198,600	2%
Median Contract Rent	771	901	17%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,385	15.5%
\$500-999	4,505	50.4%
\$1,000-1,499	2,625	29.4%
\$1,500-1,999	290	3.2%
\$2,000 or more	130	1.5%
<b>Total</b>	<b>8,935</b>	<b>99.9%</b>

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,005	No Data
50% HAMFI	3,120	1,430
80% HAMFI	6,875	4,750
100% HAMFI	No Data	6,995
<b>Total</b>	<b>11,000</b>	<b>13,175</b>

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,087	1,292	1,582	2,000	2,454
High HOME Rent	1,087	1,292	1,582	2,000	2,239
Low HOME Rent	1,066	1,142	1,371	1,583	1,766

**Table 32 – Monthly Rent**

**Data Source Comments:** HUD FY2025 HOME Program Rents, Bristol Town, CT Exception Area; eff. Jun 1, 2025

### Is there sufficient housing for households at all income levels?

No, there is a long waiting list at the Bristol Housing Authority and other subsidized housing facilities (such as DeLorenzo and Meridian Tower Apartments), especially for senior housing and units for individuals with disabilities.

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

While home values in Bristol and most of Connecticut have been very high in the period following the Covid-19 pandemic, and a severe housing shortage occurred during that period, in the third quarter of 2024, housing prices began to drop as more units entered the marketplace. While prices remain inflated and units are still selling quickly, it is hard to predict how long the housing market will remain hot. This may not have much impact on the affordable housing market, except insofar as older “starter homes” may become available if current owners move up in the market.

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

Median rents rose by 36% in the ACS data, and the Fair Market and HOME rental rates are high for all unit sizes.

## Discussion

The long-term impact of evictions on tenant eligibility for housing is another ongoing issue of concern. Prospective tenants with an eviction in their history find it challenging to qualify for new rentals or home ownership programs.

## 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 (54%) compared to owner-occupied units (24%).

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

#### 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	3,500	23%	4,675	52%
With two selected Conditions	90	1%	150	2%
With three selected Conditions	20	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,865	77%	4,115	46%
<b>Total</b>	<b>15,475</b>	<b>101%</b>	<b>8,940</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	880	6%	520	6%
1980-1999	3,530	23%	2,015	23%
1950-1979	7,225	47%	3,955	44%
Before 1950	3,840	25%	2,450	27%
<b>Total</b>	<b>15,475</b>	<b>101%</b>	<b>8,940</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2016-2020 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	11,065	72%	6,405	72%
Housing Units build before 1980 with children present	770	5%	565	6%

**Table 35 – Risk of Lead-Based Paint**

**Data Source:** 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	4	3	7
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

**Alternate Data Source Name:**

Vacant Housing Units

**Data Source Comments:** Data from Bristol Building Department, Bristol Water Department (nonpayment shut-off list) and Bristol Assessors Office (property foreclosure list).

### Need for Owner and Rental Rehabilitation

The Residential Rehabilitation Program funded with Bristol’s CDBG allocation has been inundated with applicants seeking home improvement grants for new roofs, boilers/furnaces, electrical, and windows. Because of the plethora of older homes in Bristol and the high cost of new construction, homeowners have sought to improve their properties rather than sell and upgrade to more expensive homes. This includes owner-occupied multi-family homes when the majority of occupants (including the owner) are income-qualified. A high percentage of multi-family housing is not owner-occupied, however, which removes it from eligibility for participation in the Residential Rehabilitation program, 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

Because the majority of houses in Bristol were constructed prior to 1978, there is always a strong possibility that a rehabilitation project may involve testing and the potential need for abatement of lead-based paint. It is difficult to estimate the number of units that may be included in this category. CDBG staff work closely with the Bristol-Burlington Health District and CT Children’s Hospital to address concerns when they arise through testing in a pediatrician’s office.

## **Discussion**

It is difficult to compile an accurate list of vacant properties given the unstable nature of the ownership and tenancies, along with out-of-state owners and mortgage holders. Fluctuations in property condemnations and water department shut-offs also complicate the data.

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

### **Introduction**

The Housing Authority of the City of Bristol (BHA) manages a diverse portfolio of public housing developments to provide safe and affordable housing options for low- and moderate-income residents. BHA (PHA #CT023) oversees properties across multiple developments, including family housing, senior housing, elderly/non-elderly disabled housing, and scattered-site housing. These units are integral to the city's affordable housing inventory and are included in the approved Public Housing Agency (PHA) Plan. They include:

**Cambridge Park:** Located at 164 Jerome Avenue, this development offers family housing with amenities such as heat and hot water included in the rent, washing machine hookups, assigned parking, 24-hour maintenance, a Boys and Girls Club satellite facility, a large community room, and a baseball field on the premises.

**Bonnie Acres:** Situated at 59 Vance Drive, this property provides low-income housing for elderly and non-elderly disabled residents. This development offers amenities such as heat and hot water included in the rent, washing machine hookups, assigned parking, and 24-hour maintenance.

**J.F. Kennedy Apartments:** Located at 70 Gaylord Street, this high-rise complex serves the community with low-income housing units elderly and non-elderly disabled. This building offers amenities such as heat and hot water included in the rent, laundry room, assigned parking, a resident community room, and 24-hour maintenance.

**Gaylord Towers:** Also at 70 Gaylord Street, Gaylord Towers offers low-income housing for seniors only. This high-rise building offers amenities such as heat and hot water included in the rent, laundry room, assigned parking, a resident community room, and 24-hour maintenance.

**Scattered Sites:** These include properties at Hillcrest Apartments, Union Street and West Street, featuring units where heat and hot water are included in the rent, off-street parking, washer and dryer hookups, basements, 24-hour maintenance, and garbage collection.

**Mountain Laurel Manor:** Situated at 81 Field Street, this property provides low-income housing for elderly and non-elderly disabled residents. This development offers amenities such as heat and hot water included in the rent, washing machine hookups, laundry room, assigned parking, resident community room, and 24-hour maintenance.

**Zbikowski Park:** Situated on 111 Lillian Road, this family development offers low-income housing tax credit and project-based Section 8 units. It offers amenities such as basements with washer and dryer hook up, stainless steel appliances, private driveway, on-site property management office, and 24-hour maintenance.

D.J. Komanetsky Estates: Situated at 81 Grove Avenue, this property is a congregate housing program designed to support elderly residents who require assistance with certain daily living activities while maintaining their independence. This development features 44 units equipped with essential amenities to provide comfort and safety for its residents. This program fosters a safe, inclusive environment for older adults to thrive while preserving their autonomy.

Collectively, BHA manages over seven hundred housing units, accommodating a diverse population of adults, children, seniors, frail elderly, and individuals with disabilities. The authority is committed to enhancing the quality of life for its residents by offering opportunities to participate in various community, educational, and recreational programs.

In addition to these developments, BHA administers the Housing Choice Voucher Program (Section 8), enabling eligible low- and moderate-income families to obtain decent, safe, and sanitary housing by subsidizing a portion of each tenant's monthly rent. This program allows participants to seek housing within private rental markets, thereby expanding the housing options available to them.

**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			747	676	115	634	0	31	0
# of accessible units			35						

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

**Table 37 – Total Number of Units by Program Type**

**Alternate Data Source Name:**

Bristol Housing Authority Data

**Data Source**

**Comments:**

**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:**

There are 747 units managed by the Bristol Housing Authority to provide housing for low-income, elderly, and disabled individuals living in the community. The physical condition of these units is monitored regularly, with ongoing maintenance and capital improvement projects funded through Federal and State resources. While many units are well-maintained and have had recent and ongoing

rehabilitation, some older properties require modernization to address aging infrastructure, improve energy efficiency, and ensure compliance with safety and accessibility standards. BHA remains committed to preserving and enhancing its housing stock to meet the needs of its residents and the Bristol community.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
PHA #CT023	99

**Table 38 - Public Housing Condition**

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

The Housing Authority of the City of Bristol (BHA) conducts a Physical Needs Assessment (PNA) every 5 years. This assessment functions as a periodic examination and evaluation of our portfolio to determine a long-term schedule and cost for replacing major property components. BHA prioritizes health and safety hazards to improve living conditions through modernization projects.

To manage the cost of restoration and revitalization, BHA aggressively pursues various sources of funding. These sources include 9% Low Income Housing Tax Credits, 4% Tax Exempt Bonds from CHFA, DOH, CIF, energy efficiency incentives through CT Green Bank, Bank Loans, HOME, CDBG, among others.

BHA has renovated four properties in the past 8 years. The latest planned revitalization project is for Cambridge Park, a public housing family site. This property requires extensive restoration to meet current health, safety, and accessibility standards. The rehabilitation of Cambridge Park, a 1940s war-era development will prioritize fundamental repairs like upgrading heating and electrical systems, improving energy efficiency, and addressing environmental hazards such as lead and asbestos, new roofs, windows, flooring, walls, appliances, bathrooms, and kitchens, including energy efficient appliances.

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

BHA employs a multifaceted strategy to improve living environments for residents, by focusing on both physical upgrades and community well-being. Key efforts include modernizing units through comprehensive renovations, and upgrading systems related to HVAC, plumbing, and energy efficiency. BHA often implements green building initiatives, such as solar panels and sustainable materials, to reduce environmental impact and utility costs.

Enhancing safety through improved lighting, surveillance systems, and secure access is another priority.

Beyond physical improvements, BHA invests in community development by creating accessible recreational areas, supporting social services, and fostering resident engagement through partnerships

with local organizations. These holistic approaches aim to create healthier, safer, and more supportive living environments.

**Discussion:**

BHA provides affordable housing for low-income families, seniors, and individuals with disabilities, in a suitable living environment that promotes self-sufficiency to the residents of our community.

## 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 service needs for homeless individuals and families are coordinated through the Balance of State Continuum of Care (COC) and the Central Connecticut Coordinated Access Network (CAN).

### 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)	11	0	0	0	0
Households with Only Adults	53	0	0	0	0
Chronically Homeless Households	15	0	0	0	0
Veterans	1	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Data provided by staff of St. Vincent DePaul Mission of Bristol for the period 1/1/24 through 6/27/25.

**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:

- St. Vincent DePaul Mission: Emergency shelter for individuals and families, transitional housing for men and women, and case management. Close coordination with Central CT Coordinated Access Network (CAN) and Continuum of Care (COC).
- 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.
- Bristol Police Department: Two community officers recently hired to interface with at-risk individuals and social service agencies.
- Bristol-Burlington Health District: Assistance for individuals living in tent encampments or overflow and emergency shelters; vaccine administration.
- City of Bristol Community and Youth Services: basic needs coordination, application assistance for State programs, relocation assistance, school support and counseling for youth and families, coordination with state protective services.
- Chrysalis Center: The Elms 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.
- Wheeler Health Family Clinic: Relocated to downtown Bristol, offering full range of physical and mental health services to the community.
- Religious Institutions: food pantries, soup kitchens – include Salvation Army Soup Kitchen & pantry, Zion Lutheran Church Soup Kitchen & pantry, Grace Baptist Church Food Pantry & deliveries to elderly residents of Bonnie Acres Housing Development

- Community Mental Health Affiliates: Permanent supportive housing program is provided in conjunction with the State Department of Mental Health and Addiction Services (DMHAS), mental health and addiction services for the region. Recent reductions in Federal funding for mental health services have led to the loss of two community outreach positions at St. Vincent DePaul shelter.
- Infoline 211: Referrals for the CAN, information on programs and services
- Main Street Community Foundation: Small emergency grants based on recommendations from other agencies.
- State Agencies: Department of Social Services – financial assistance; Department of Children and Families – protective services; Department of Veterans Affairs – benefit assistance; Department of Housing – supportive shelter services.

**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.**

- Agape House, Brian’s Angels, Salvation Army Bristol Mission – Drop-in centers for homeless individuals, at-risk individuals or families.
- St Vincent DePaul Transition Center – Access to case management, computers, showers, laundry facilities for unsheltered homeless individuals or those at risk of homelessness.

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

### **Introduction**

**Wheeler Health**, with headquarters as well as clinical facilities now located in downtown Bristol, provides pediatric care for children and adolescents, and medical care for adults, at its outpatient community health centers. Because the mind and body are one, medical services are fully integrated with mental health and addiction services on-site. Five outpatient community health centers in Bristol, Hartford, New Britain, Plainville, and Waterbury offer individual, group, and family therapy and psychiatry to treat depression and anxiety, addiction (including medication for substance use disorders), and more. Mental health services are fully integrated with medical care. Additional services include school-based health centers in Bristol and New Britain, mobile crisis services, statewide addiction referral, and extensive in-home and community justice services. Employee Assistance Programs are also available.

The federally funded **Community Health Center** located in downtown Bristol provides comprehensive health care services to individuals and families focused on improving health outcomes and building healthy communities. With its sliding fee scale and supportive services, CHC offers a supportive environment for families with special needs.

**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**

The City of Bristol is a part of a Coordinated Access Network (CAN) that covers the region including Berlin, Bristol, Plainville, Southington, and New Britain. The CAN was formed, as 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 call the State's 211 help line. After an assessment of the needs 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.

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

According to the Connecticut Coalition to End Homelessness (CCEH), there are no transitional housing or permanent supportive housing beds in Bristol. Persons being discharged from institutions may forgo these services, or seek them in neighboring towns and cities.

St. Vincent DePaul Mission has established a Transition Center where case management services and referrals can be made. Additionally, visitors may use the laundry, shower, and computer facilities as

needed. Especially due to overcrowding, SVDP staff work hard to develop trusting relationships with clients and find alternative solutions to address their housing needs, including doubling up with roommates to share the costs of renting an apartment, reconnecting with estranged family members, or relocating to communities with lower cost housing or more opportunities for training or employment.

**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)**

The City of Bristol works closely with St. Vincent DePaul staff and other community leaders to develop opportunities for transitional supportive housing, additional shelter beds during cold weather emergencies, and collaboration with other agencies to avoid duplication and provide the optimal supportive services to individuals and families in need or at risk of homelessness.

Continued support of St. Vincent DePaul, HRA of New Britain, the Salvation Army, Prudence Crandall Center for Women, BristolWorks!, and Grace Community Food Pantry are all targeted investments in programs that assist Bristol's population with special needs. These include elderly persons, individuals experiencing domestic violence, families with housing or food insecurity who are at risk, and others in need of employment training and career guidance.

**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 Center, St. Vincent DePaul Mission, Human Resources Agency (HRA), Salvation Army, and others.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

While public attitudes toward affordable housing may be characterized by “Not in my Backyard” behaviors, in reality most housing designated as “affordable” is actually at or near market rates. However, most communities rely upon zoning restrictions to separate single-family and multi-family construction, and limit the incursion of multi-family structures (especially those over 4 units, which characterize commercial developments) into areas zoned for larger lot, single-family homes. Bristol has a good array of affordable housing options located in several different areas of the City. While there is a demonstrated need for additional affordable housing, particularly for senior citizens, at present the City exceeds the state's minimum requirements.

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

### Introduction

Since 2020, the City of Bristol has experienced a building boom with a great deal of business and residential development underway on the commercial corridor of Route 6, in the Southeast Bristol Industrial Park, and within the Downtown area in the 17-acre Centre Square parcel.

### 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	52	0	0	0	0
Arts, Entertainment, Accommodations	2,802	1,782	10	9	-1
Construction	1,594	594	6	3	-3
Education and Health Care Services	6,039	4,398	22	22	0
Finance, Insurance, and Real Estate	2,579	838	9	4	-5
Information	1,093	4,181	4	21	17
Manufacturing	4,377	3,115	16	15	-1
Other Services	1,214	870	4	4	0
Professional, Scientific, Management Services	2,197	768	8	4	-4
Public Administration	0	0	0	0	0
Retail Trade	3,777	2,978	14	15	1
Transportation and Warehousing	774	193	3	1	-2
Wholesale Trade	1,256	410	5	2	-3
Total	27,754	20,127	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	33,495
Civilian Employed Population 16 years and over	31,680
Unemployment Rate	5.42
Unemployment Rate for Ages 16-24	19.57
Unemployment Rate for Ages 25-65	3.77

**Table 41 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	7,150
Farming, fisheries and forestry occupations	1,130
Service	3,225
Sales and office	7,305
Construction, extraction, maintenance and repair	2,395
Production, transportation and material moving	1,905

**Table 42 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,864	67%
30-59 Minutes	8,507	29%
60 or More Minutes	1,311	4%
<b>Total</b>	<b>29,682</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2016-2020 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	1,210	120	910

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	6,890	535	2,365
Some college or Associate's degree	9,430	275	1,340
Bachelor's degree or higher	8,300	300	940

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	30	65	95	560	775
9th to 12th grade, no diploma	715	295	225	995	1,145
High school graduate, GED, or alternative	1,625	2,130	1,950	5,710	4,160
Some college, no degree	1,045	1,640	1,810	3,540	1,540
Associate's degree	335	1,030	875	2,155	805
Bachelor's degree	770	2,090	1,740	2,460	1,055
Graduate or professional degree	120	720	1,085	1,440	775

**Table 45 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	31,293
High school graduate (includes equivalency)	42,290
Some college or Associate's degree	47,794
Bachelor's degree	54,590
Graduate or professional degree	75,417

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

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

The major employment sectors within Bristol are Manufacturing, Healthcare, and Education.

**Describe the workforce and infrastructure needs of the business community:**

Bristol has an increased need for skilled workers – particularly in the manufacturing, skilled trades, and healthcare fields – as older workers in these fields leave the workforce. There is a need to recruit and train unemployed/under-employed workers and younger residents new to the workforce to enter these fields. However, this recruitment effort is difficult as there are several barriers to training that include lack of transportation and childcare options, a preference for traditional higher education paths for graduating high school students, training costs, and more.

**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.**

Bristol’s healthcare facilities continue to grow as the population ages; as this growth occurs, there will continue to be a need for skilled healthcare workers in Bristol. Bristol hosts medical complexes for large healthcare systems as well smaller, independent facilities that include assisted living, nursing homes, and similar rehabilitation services. In 2024, Wheeler Health, the area’s preeminent provider of mental health services, completed construction on a 45,000 square foot headquarters and treatment center in downtown Bristol. In 2025, ProHealth Care/Optum, a national medical provider, will completing construction on a 30,000 square foot outpatient building. It is anticipated that other providers will continue to upgrade existing facilities and plan for similar growth.

In addition to healthcare growth, local manufacturers continue to thrive as the State’s largest defense and aerospace companies provide local machine shops with years of government-backed purchase orders. Also, the area’s medical manufacturers, which design and build everything from hypodermic needles to automation equipment to produce thousands of pipettes per hour, continue to thrive. This growth can only be sustained if local talent is available for hire.

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

There is a disconnect between current workforce skills/education and the most pressing employment needs of the community. The background of Bristol’s younger workforce is largely split between those with limited skills appropriate for retail and similar work, and those with post-secondary academic degrees typically used in “office” work settings. Unfortunately, these backgrounds – retail and “office” skills – are within industries that are shrinking in Bristol. Compounding the issue, these backgrounds do not fit the community’s most pressing needs for employment within manufacturing, healthcare, and the skilled trades.

**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.**

The City of Bristol and Bristol Chamber of Commerce established BristolWorks! in 2022 with ARPA funding. BristolWorks! is a local workforce development agency that is free for local residents and also open to residents in nearby communities for a fee. BristolWorks! recruits and trains unemployed/underemployed locals for entry-level positions primarily in manufacturing, healthcare, and early childhood education. To address barriers to training, BristolWorks! coordinates childcare and transportation solutions for those who want to learn but require assistance. Classes are offered during convenient hours – primarily in the evening – for those with daytime commitments. In addition to training, BristolWorks! provides other employment services including resume writing, job interview skills, and more.

While BristolWorks! has proven most effective at recruiting locals, Bristol residents also benefit from workforce training initiatives offered by nearby Tunxis Community College, the Hartford-based Capital Workforce Partners, the State’s Technical Education System, and similar programs.

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

Yes

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

Yes, Bristol is part of the CEDS district that includes the 19 communities that comprise the Naugatuck Valley Council of Governments (NVCOG).

The primary focus of the NVCOG CEDS is establishing priorities for the most pressing economic and infrastructure needs of the NVCOG region. As such, Bristol CEDS projects have focused primarily on infrastructure upgrades. These projects include pursuing streetscape upgrades that help connect underserved areas with the growing downtown sector, pursuing parking garage upgrades near existing bus lines, and establishing bus routes to underserved employment centers that include manufacturers, a large hotel and conference center, and the ESPN campus.

**Discussion**

Economic Development, and especially Workforce Development programs, has historically been ranked fourth (last) in Bristol’s list of goals for its Five-Year CDBG Consolidated Plan. For this current proposed Five-Year Consolidated Plan, the CDBG Policy Committee has raised this goal to third, and dropped

support for Public Facilities to last on the list. This is a response to the growing awareness of the importance of preparing the next generation for manufacturing jobs, and focusing training on the areas in which opportunities for career advancement are present, including early childhood education, health care, and computer skills training.

## **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 two main areas where households with multiple issues are concentrated in Bristol; these are the West End and Downtown sections of Bristol (census tract 4057 and 4061 respectively). Because of the nature of the City and the majority older housing stock throughout, there are other pockets of distressed housing in various locations, some of which are managed by the Bristol Housing Authority as low income or public housing. (Information for this discussion is derived from demographic data reported by the Naugatuck Valley Council Of Governments (NVCOG), <https://experience.arcgis.com/experience/96bbb2024f0148a193b3c1a3d146054f/page/Data-by-Municipality/>.)

In general, 34% of the household units in the City of Bristol are renter-occupied units, and of those approximately 32% fall into the category of “cost burdened” (spending 30 to 49.9% of income on housing) or “severely cost burdened” (spending 50% or more of income on housing). In Census Tract 4057, 55% of the units are renter-occupied, and almost half are cost burdened or severely cost burdened. Within this West End neighborhood, 56% of the population is minority, 38% have incomes below the Federal poverty line, and 28% are living with some form of disability. Finally, in the Downtown area, Census Tract 4061, 87% of the units are renter-occupied and 64% are considered cost burdened by housing expenses (43% severely cost burdened).

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

Both the West End District and the Downtown area are heavily occupied by minority residents. A large percentage of the multi-family homes in these areas are not owner-occupied and the presence of absentee landlords contribute to the incursion of blighted conditions in the area. Twenty-four percent of the households in the Downtown area have no access to vehicles and rely upon public transportation to get around. The West End and Downtown can also be considered “food deserts” because there is no grocery store within the boundaries of these neighborhoods.

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

While Downtown Bristol is undergoing a construction boom that will hopefully impact the residents by providing jobs and improved living conditions, outside of the main corridors through the area, there is little economic activity at this time. In past years, the City awarded CDBG funds to improve sidewalks throughout the Opportunity Zone in an effort to attract economic development and support neighborhood pride.

### **Are there any community assets in these areas/neighborhoods?**

The City of Bristol was awarded a Community Investment Fund (CIF) grant by the State of Connecticut to invest in improvements along the Route 72 corridor through downtown Bristol and the West End. That project is in the design phase and should be underway in late 2025, with improvements to the streetscape and pedestrian amenities along the Park Street segment of the project area, and in 2026 with improvements to the Riverside Avenue segment from Main Street to Rt. 229. These enhancements will improve the quality of life for residents in these areas as well as help to attract small businesses and other investors. Additional funding from the CT Department of Transportation will be used to improve roadway conditions on the Riverside Avenue portion of Rt. 72, including possible curve straightening and road widening where possible.

**Are there other strategic opportunities in any of these areas?**

The Downtown area is a Federal “Opportunity Zone,” as well as a Tax Incentive Financing (TIF) District, a potential benefit to developers who invest within the district.

## **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).

During the Covid-19 pandemic, a concerted effort was made to ensure that a majority of households in Bristol and the state as a whole were connected to the internet. This was accomplished through programs provided by the Bristol Housing Authority and the Bristol Public Schools, as well as direct assistance from the provider companies offering discounted rates to low-income customers. Although most of those incentives have expired, recent census data indicates that in Bristol 91.3 percent of households are connected to the Internet with a broadband subscription, and 95.3 percent of households have a computer in the home (<https://www.census.gov/quickfacts/table/bristolcityconnecticut/PST045223>).

Mapping provided by the two major Internet providers in the area demonstrates that Bristol has complete coverage either with DSL or fiber connections. A third provider, GoNetSpeed, is minimally present in the city at this time but continues to seek customers to expand its coverage.

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

Most Bristol neighborhoods are covered by Comcast Cable and Frontier DSL, as well as satellite providers. The primary challenge for Bristol households, particularly those with low-incomes, is the cost of broadband internet service as opposed to the availability. More users are switching to an Internet-only feed and cutting the cable connection for television service in order to save money. This may require a certain level of sophistication that could be challenging to senior citizens, and staff from the Bristol Senior Center as well as the Bristol Public Library may be called upon to provide support and resources in this area.

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

### **Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

The average annual precipitation in the Northeast United State increased 10% from 1895 to 2011. This is the fastest rise in extreme precipitation in the country; precipitation from extremely heavy storms has increased 70% since 1958. Finally, according to the Capital Region Council of Government (CRCOG) **Priority Climate Action Plan** (2024) warmer winters may result in less frequent but more intense snow and ice events.

With the changes in the climate and the increased occurrence of intense rainfall events, Bristol residents have experienced increased flooding in low-lying areas of the city, and in some parts of town not usually associated with river-related flooding events. These have contributed to some heightened awareness of potential climate-related emergency planning needs in the general population, and the local Community Emergency Response Team (CERT) has hosted several informational events at the local libraries to provide public information about the need for planning and preparation.

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

Bristol is one of 60 communities included in the Capital Region Council of Government’s **Priority Climate Action Plan** published in March 2024. This plan is a precursor to the forthcoming Comprehensive Climate Action Plan, which will be supported with grant funding to implement projects identified in that planning process. These broad implementation plans must focus on the engagement of residents in low income and disadvantaged communities. The areas in Bristol that are included in the plan include the “very low income” Census Tracts 4061 and 4057, which are also designated as the Federal “Opportunity Zone.” These areas include the flood-prone Pequabuck River along Memorial Boulevard, through downtown Bristol, and along Park Street to Rockwell Park in the West End section of town. While the Pequabuck has also been known to flood in the Forestville section of town, on Central Street and Broad Street, and the Copper Mine Brook also overflows its banks regularly along Brook Street and Route 6, the City’s Department of Public Works has implemented flood mitigation efforts, including widening culverts and rebuilding bridges along both waterways, to address these flood events.

A FEMA grant several years ago enabled the City to purchase and demolish several homes in a flood-prone area of Forestville. The incentives to purchase homes at market value and assist homeowners to move away from the flood zone benefitted both the residents of that neighborhood and the first responders who were often called upon for rescue and recovery efforts after a flooding event.

# 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 many applicable studies and analyses, statistical research, consultation with public and private agencies and organizations, a widely disseminated public survey and several public hearings. In response to these identified needs, this Strategic Plan includes geographic priorities, a description of priority needs, an assessment of the market influences on these needs, the anticipated resources available to meet the identified needs, the community's goals for the next five years, and the institutional structure for the delivery of the programs and resources to achieve these goals.

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

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Bristol Opportunity Zone
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Opportunity Zone, which is comprised of two very low-income census tracts (4061 and 4057) is a priority zone for the allocation of limited CDBG resources. The part of Bristol is also known as the West End, and as such has been identified as a priority area for several years.
	<b>Include specific housing and commercial characteristics of this target area.</b>	This is an area of the City that has a preponderance of very old housing stock, most of which are multi-family homes, in a very dense configuration.  It would seem logical that we would expend a greater percentage of Residential Rehabilitation funds in this area, but because of the low percentage of homes that are owner-occupied in the Opportunity Zone, we are not able to expend the amount of funding that should be devoted to this high-need area.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	This is a very run-down neighborhood area with no grocery store or community facilities except for a large public park. As the City's lowest income Census Tract, it has a high priority for activity to improve the living conditions for its residents.
<b>Identify the needs in this target area.</b>	The City has supported a sidewalk replacement program in this area to improve pedestrian safety and encourage residential and business investment. The establishment of a TIF district is also intended to encourage business investment in the Opportunity Zone.	

	<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>A former school building was renovated into affordable housing several years ago, encouraging new residents to move into the area. Rockwell Park has also benefited from improvements in facilities that encourage families and youth participation in outdoor activities, and the City is embarking on a plan to develop a trail along the Pequabuck River that will traverse the Opportunity Zone from Rockwell Park to the Veterans Memorial Park at CT Route 229 (Middle Street). These physical improvements in the community are hoped to coincide with business investment and residential upgrades in the area. The City has also received a State grant to improve the Rt. 72 Corridor -- from Park Street through to the end of Memorial Boulevard -- with streetscape enhancements and roadway improvements that will contribute to the revitalization of the Opportunity Zone.</p>
	<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Because many of the multi-family homes are owned by absentee landlords, it is difficult to inspire participation in clean-up and property improvement efforts. It is hoped that building tenants will join these efforts and assist in the revitalization of this neighborhood.</p>
<p><b>2</b></p>	<p><b>Area Name:</b></p> <p><b>Area Type:</b></p> <p><b>Other Target Area Description:</b></p> <p><b>HUD Approval Date:</b></p> <p><b>% of Low/ Mod:</b></p> <p><b>Revital Type:</b></p> <p><b>Other Revital Description:</b></p>	<p>Citywide</p> <p>Low/Mod Income Residential</p> <p>Low/Mod Income Residential</p> <p></p> <p></p> <p></p> <p></p>

<p><b>Identify the neighborhood boundaries for this target area.</b></p>	<p>There are several areas of the City where clusters of low-income housing are located, although the median incomes in the census tracts may not be "low" or "very low" overall. Additionally, a substantial portion of the housing stock in Bristol is very old, and therefore applications for assistance from the Residential Rehabilitation Program come from all areas of the City. Services provided by non-profits to individuals and families in need likewise serve residents from every area of the City, so the focus for most of the CDBG-funded activities is Citywide, not restricted to the Opportunity Zone or "very low-income" neighborhoods.</p>
<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>The major commercial corridor in Bristol is CT Route 6, Farmington Avenue, which bisects the City from East to West. However, a substantial portion of recent development is focused on the Downtown area, which is part of the Opportunity Zone, as the City works to develop the long-vacant 17-acre Centre Square parcel. In general, the City is well developed, with very little open space land available for building. Several proposals for active adult housing developments in the Forestville area are under consideration, and the conversion of the Sessions Factory site on Rt. 72 into workforce housing is anticipated in 2026, now that the site has been remediated with a State Brownfield grant.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>Our survey of Bristol residents and non-profit service providers identified high levels of support for the CDBG Residential Rehabilitation Program, which assists with the improvement of owner-occupied, income eligible homes in all areas of the City.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>Fourteen percent of Bristol housing is designated as "affordable," but a high demand for housing still exists in the region, both for seniors and first-time home-buyers.</p>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Improved public transportation and infrastructure throughout the City are ongoing issues, and there are several food deserts (downtown Bristol and the West End) that need improved access to grocery stores and other amenities.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The City has established various incentive programs to encourage investment by business owners, and to support resident efforts to improve neighborhood safety and attractiveness.</p>

**General Allocation Priorities**

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

The Opportunity Zone, which is comprised of two very low-income census tracts (4061 and 4057) is a priority zone for the allocation of limited CDBG resources. The part of Bristol is also known as the West End, and as such has been identified as a priority area for several years. This is an area of the City that has a preponderance of very old housing stock, a majority of which are multi-family homes, in a very dense configuration.

It would seem logical that we would expend a greater percentage of Residential Rehabilitation funds in this area, but because of the lower percentage of homes that are owner-occupied in the Opportunity Zone, we are not able to expend the amount of funding that should be devoted to this high-need area.

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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Middle Large Families Families with Children Elderly Elderly
	<b>Geographic Areas Affected</b>	Bristol Opportunity Zone Low/Mod Income Residential
	<b>Associated Goals</b>	Support access to decent, safe, affordable housing
	<b>Description</b>	To maintain the affordable housing stock, the first priority in the Bristol Consolidated Plan is to continue the Residential Rehabilitation Program. In rehabilitating between 35 and 50 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.
	<b>Basis for Relative Priority</b>	The Residential 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	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Bristol Opportunity Zone Low/Mod Income Residential
	<b>Associated Goals</b>	Support public service programs
	<b>Description</b>	The priority need under this category is to address homelessness, and to address the 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.
	<b>Basis for Relative Priority</b>	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.
<b>3</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	Bristol Opportunity Zone Low/Mod Income Residential
	<b>Associated Goals</b>	Promote workforce development and job training
	<b>Description</b>	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 workforce training, job readiness, and employment expansion.
	<b>Basis for Relative Priority</b>	Workforce development is an important part of the goal of CDBG in the community. Having a ready and able workforce is essential for attracting businesses, and there are several employment sectors facing a severe shortage of workers in the near future. These include manufacturing, early childhood education, computer technology, and health care careers.
4	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	Bristol Opportunity Zone
	<b>Associated Goals</b>	Support community revitalization

<b>Description</b>	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, such as museums and child care facilities.
<b>Basis for Relative Priority</b>	Public facilities projects are worthwhile to community development in Bristol. While projects funded in the past have added value to the quality of life in Bristol, the relative loss of CDBG funding every year has moved this goal to a lower priority.

**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, CT.
TBRA for Non-Homeless Special Needs	Does not apply to Bristol, CT.
New Unit Production	Does not apply to Bristol, CT.
Rehabilitation	Older housing stock is targeted; many low- to moderate-income owner-occupied single and multi-family dwellings are eligible to participate in this program. Funding capped at \$15,000 per project, which usually covers most of the costs of new roof and heating units. Consideration of lead-based paint testing and potential abatement costs can create challenges for owners of older homes with children in the house; in these cases, the City must work with other providers to address the lead paint concerns and still have sufficient resources to be able to complete the needed home improvement work.
Acquisition, including preservation	Does not apply to Bristol, CT.

**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 an annual formula CDBG allocation from HUD. Some re-programmed funds are generally available each year. For the CDBG Residential Rehabilitation Program, when a property improved by a grant is sold or refinanced, the owner must repay the amount of assistance according to a decreasing percentage over a ten-year period. The City converted this to a loan program in 2025, with a lump-sum, no-interest repayment provision that requires reimbursement of the entire loan amount upon sale, transfer, or refinancing of the property. 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	539,149	35,000	20,000	594,149	2,376,596	PY 51 Allocation

**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 Annual Action Plan (PY 2025-2026) and those in subsequent years will generate matching funds for CDBG from a variety of sources to include the State of Connecticut, Low Income Tax Credits, and other forms of matches including foundation support and private donations.

Specifically, federal funds supporting the Bristol Housing Authority leverage State funds for the modernization of properties in its State portfolio, and the St. Vincent DePaul Mission leverages CT Dept. of Housing and City of Bristol funds for its programs through the Balance of State Continuum of Care.

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

N/A

**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	Redevelopment authority	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
City of Bristol	Government	Non-homeless special needs Planning public facilities public services	Jurisdiction
Bristol Housing Authority	PHA	Public Housing Rental	Jurisdiction
St. Vincent DePaul Mission	Non-profit organizations	Homelessness	Jurisdiction
BRISTOL ARC	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Bristol Emergency Management	Government	Non-homeless special needs Planning public services	Jurisdiction
United Way of West Central CT	Non-profit organizations	Homelessness Non-homeless special needs Planning neighborhood improvements public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Central CT Chambers of Commerce	Regional organization	Economic Development Non-homeless special needs Planning neighborhood improvements	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 the 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 and other infrastructure repairs throughout the City, many of which are funded through State and Federal grants (some funneled through NVCOG).

**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 rehabilitation 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 that 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**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics		X	
Other Street Outreach Services		X	
<b>Supportive Services</b>			
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		
<b>Other</b>			

**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)**

The Coordinated Access Network (CAN) structure and the active engagement of the Taskforce to End Homelessness is the key to 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 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 the leadership role of the Executive Director of St. Vincent DePaul Mission, the Board of Directors, and the CAN Leadership Committee representing numerous agencies/programs. There is a concerted effort underway to engage in Rapid Rehousing for individuals living in tent encampments, and to establish a permanent transitional supportive housing alternative in the City that will be accessible to Bristol residents experiencing a housing crisis.

**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**

The Task Force to End Homelessness is an ad-hoc committee comprised of City staff and representatives from agencies that deal with the homelessness crisis as part of their mission to serve the community. By coordinating response to the crisis and combining efforts, gaps in service provision can be addressed and plans for future service delivery can be more effectively developed. Additionally, the group interacts with State and Local officials to convey the extent of the need, the basis of requests for assistance, and to assist officials who are developing a response to these challenges.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support access to decent, safe, affordable housing	2025	2029	Affordable Housing	Citywide	Housing	CDBG: \$2,054,110	Rental units rehabilitated: 75 Household Housing Unit  Homeowner Housing Rehabilitated: 175 Household Housing Unit
2	Support public service programs	2025	2029	Homeless Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$389,360	Public service activities other than Low/Moderate Income Housing Benefit: 25000 Persons Assisted  Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted  Homeless Person Overnight Shelter: 500 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 250 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Promote workforce development and job training	2025	2029	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit: 375 Persons Assisted  Jobs created/retained: 125 Jobs
4	Support community revitalization	2025	2029	Non-Housing Community Development	Bristol Opportunity Zone	Public Facilities	CDBG: \$512,275	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Support access to decent, safe, affordable housing
	<b>Goal Description</b>	<p>Support access to decent, safe, and affordable housing for Bristol residents.</p> <ol style="list-style-type: none"> <li>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.</li> <li>By supporting organizations that provide housing and supportive programs for homeless individuals and families, at-risk youth, and people with special needs.</li> </ol>

<b>2</b>	<b>Goal Name</b>	Support public service programs
	<b>Goal Description</b>	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: <ol style="list-style-type: none"> <li>1. Encourage health and wellness initiatives such as health services, food distribution, and access to recovery and mental health services.</li> <li>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.</li> </ol>
<b>3</b>	<b>Goal Name</b>	Promote workforce development and job training
	<b>Goal Description</b>	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 BristolWorks! supported with funds (as available) from CDBG, City of Bristol, State of CT Dept. of Labor, and Capital Workforce Partners.
<b>4</b>	<b>Goal Name</b>	Support community revitalization
	<b>Goal Description</b>	Support infrastructure and facility improvements, blight reduction and community revitalization activities, especially in the Opportunity Zone and low/mod income areas of the City.

**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’s Residential Rehabilitation Program assists between 35 and 50 low- and moderate-income families annually. The City does not provide housing as defined by HOME.

## **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)**

The Housing Authority of the City of Bristol (BHA) is not required to increase the number of accessible units but does make every effort to assist residents through a reasonable accommodation request and when planning major renovation projects.

### **Activities to Increase Resident Involvements**

BHA is committed to fostering strong relationships with our residents. Among the planned activities and strategies to boost these ties is forming Resident Councils, holding resident meetings, and assisting with resident fund-raising activities and seasonal celebrations. BHA holds Resident Advisory Board (RAB) meetings where all Resident Councils participate and provide feedback on new and/or existing policies and propose changes. Also reviewed are Capital Fund Plans, Agency Plans, and planned resident activities and services. BHA invites to the RAB meetings a representative from the City's Economic and Community Development Department to provide updates. The Resident Commissioner attends the RAB meetings as well. Residents are always consulted through meetings on any major construction or renovation projects.

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

No

### **Plan to remove the 'troubled' designation**

No, BHA has been a high performing agency for over 15 years. Since September 2022, BHA earned the HUD designation of High Performing Moving to Work (MTW) Agency. There are only 139 designated MTW housing authorities nationwide.

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

### **Barriers to Affordable Housing**

While public attitudes toward affordable housing may be characterized by “Not in my Backyard” behaviors, in reality most housing designated as “affordable” is actually at or near market rates. However, most communities rely upon zoning restrictions to separate single-family and multi-family construction, and limit the incursion of multi-family structures (especially those over 4 units, which characterize commercial developments) into areas zoned for larger lot, single-family homes. Bristol has a good array of affordable housing options located in several different areas of the City. While there is a demonstrated need for additional affordable housing, particularly for senior citizens, at present the City exceeds the state's minimum requirements.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

**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 have been identified as significant impediments 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 that 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 ECD, 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 found several local property owners who are very interested in learning more about fair housing

**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.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

A full-time outreach worker is employed by the St. Vincent DePaul Mission, adding to the existing staff who assist individuals who visit the Transition Center. In addition to providing assistance to shelter residents, Case Workers also assist individuals coming to the Transition Center by referral from the Bristol Police Department, other agencies (including the Salvation Army Bristol Mission and Agape House), or via the 2-1-1 system. The Bristol Police Department recently hired two community police officers who spend the majority of their time interacting with homeless or at-risk individuals.

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

The protocol in Connecticut is that homeless persons are guided by Community Services and community agencies to call 211 in order to receive an assessment appointment. With the creation of the Transition Center at St. Vincent DePaul in Bristol, appointments that were previously only available in New Britain are now scheduled in Bristol.

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.**

The staff at St. Vincent De Paul are very engaged with shelter residents as well as individuals at risk for homelessness who seek assistance at the Transition Center. From assessing capacity to reconnecting with estranged family members, case workers help clients redirect their energies to address things they can change and focus on moving forward. This may include sharing space with a roommate, returning to work, school or a rehab program, or relocating to another city or state.

### **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**

Support for at-risk individuals and families is provided by a wide variety of individuals at non-profits such as HRA, Salvation Army Mission of Bristol, Agape House, and others; and City departments, including Youth and Community Services and the Bristol Senior Center.

## **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 paint 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. The Healthy Homes Program is administered through the Connecticut Children's Hospital and the City of Bristol relies upon this program for assistance with lead mitigation and abatement.

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

City staff continues to help promote compliance with the Federal regulations, especially with regard to any work conducting under the auspices of the CDBG Residential Rehabilitation Program. Additionally, the following steps are followed:

- 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 City Building Official will discuss information on the RRP requirement and distribute as necessary. The RRP intake forms are to 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?**

Owner-occupied housing improved with assistance from the CDBG Residential Rehabilitation Program has a high success rate. The abatement of lead-based paint in housing built prior to 1978 contributes to the health and welfare of the community while it 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 Schools provide free breakfast and lunch for all students. The local Community Action Program (CAP), the 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 provide regular meals, and Salvation Army has a Case Manager on staff to assist individuals with other areas of concern. There are two Family Resource Centers in Bristol that provide support to families with children in school.

The City's CDBG Residential Rehabilitation Program provides support to low- to moderate-income households for major home improvements, including heating, roofing, and electrical upgrades. The cost savings and increased energy efficiency can help other household expenses. In this new CDBG Five-Year Consolidated Plan, the City of Bristol's goals will continue to include support for Public Service programs that address the underlying causes of poverty.

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

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. Additionally, the City's support of the BristolWorks! employment training program (created with ARPA funding) is essential to providing a well-trained workforce for new and existing businesses, while also improving the lives of the people participating in the educational programs.

## **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. Projects and grant availability is advertised in the local newspaper, on the City website and social media pages, and through regular meetings of "Bristol Cares," a community-wide networking group where representatives of social service agencies, religious organizations, and City departments share information about programs, issues of concern, and funding opportunities.

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

Notifications of all programs and grant opportunities are shared via email and social media with representatives of underrepresented populations, advocacy groups for individuals with disabilities, special interest groups, and neighborhood organizations. Advertisements are posted in English and Spanish in City Hall, the Public Library, and the Senior Center.

## Expected Resources

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

#### Introduction

As an entitlement grantee, Bristol receives an annual formula CDBG allocation from HUD. Some re-programmed funds are generally available each year. For the CDBG Residential Rehabilitation Program, when a property improved by a grant is sold or refinanced, the owner must repay the amount of assistance according to a decreasing percentage over a ten-year period. The City converted this to a loan program in 2025, with a lump-sum, no-interest repayment provision that requires reimbursement of the entire loan amount upon sale, transfer, or refinancing of the property. 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	539,149.00	35,000.00	20,000.00	594,149.00	2,376,596.00	PY 51 Allocation

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 Annual Action Plan (PY 2025-2026) and those in subsequent years will generate matching funds for CDBG from a variety of sources to include the State of Connecticut, Low Income Tax Credits, and other forms of matches including foundation support and private donations.

Specifically, federal funds supporting the Bristol Housing Authority leverage State funds for the modernization of properties in its State portfolio, and the St. Vincent DePaul Mission leverages CT Dept. of Housing and City of Bristol funds for its programs through the Balance of State Continuum of Care.

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

N/A

**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
1	Support access to decent, safe, affordable housing	2025	2029	Affordable Housing	Citywide	Housing	CDBG: \$410,822.00	Rental units rehabilitated: 15 Household Housing Unit Homeowner Housing Rehabilitated: 35 Household Housing Unit
2	Support public service programs	2025	2029	Homeless Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$77,872.00	Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Homeless Person Overnight Shelter: 100 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Promote workforce development and job training	2025	2029	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$3,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted Jobs created/retained: 25 Jobs
4	Support community revitalization	2025	2029	Non-Housing Community Development	Bristol Opportunity Zone	Public Facilities	CDBG: \$102,455.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Support access to decent, safe, affordable housing
	<b>Goal Description</b>	<p>Support access to decent, safe, and affordable housing for Bristol residents.</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. By supporting organizations that provide housing and supportive programs for homeless individuals and families, at-risk youth, and people with special needs.</li> </ol>

<b>2</b>	<b>Goal Name</b>	Support public service programs
	<b>Goal Description</b>	<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"> <li>1. Encourage health and wellness initiatives such as health services, food distribution, and access to recovery and mental health services.</li> <li>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.</li> </ol>
<b>3</b>	<b>Goal Name</b>	Promote workforce development and job training
	<b>Goal Description</b>	<p>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 BristolWorks! supported with funds (as available) from CDBG, City of Bristol, State of CT Dept. of Labor, and Capital Workforce Partners.</p>
<b>4</b>	<b>Goal Name</b>	Support community revitalization
	<b>Goal Description</b>	<p>Support infrastructure and facility improvements, blight reduction, and community revitalization activities, especially in the Opportunity Zone and low/mod income areas of the City.</p>

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Projects and activities in the Annual Action Plan for Year 51 and the 5-Year Consolidated Plan support the goals of the agency and the need of the community for programs to assist low- and moderate-income residents of Bristol enjoy healthy and productive lives.

### Projects

#	Project Name
1	BristolWorks!
2	HRA Case Management
3	Bristol Boys & Girls Club Cambridge Park Outreach
4	Shepard Meadows Equestrian Center
5	Prudence Crandall Shelter Services
6	St. Vincent De Paul Homeless Shelter
7	Salvation Army Bristol Emergency Services
8	YWCA Sexual Assault Crisis Service
9	Grace Community Food Pantry
10	Veterans Strong Community Center
11	Fair Housing Activities
12	Residential Rehabilitation - Single-Family
13	Residential Rehabilitation - Multi-Family
14	Support Staff
15	Planning & Administration

Table 56 – Project Information

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

The allocation priorities have been established through communication with local service providers, members of the public, and the CDBG Policy Committee of the Economic & Community Development Board of Commissioners. The primary obstacles to addressing underserved needs are the lack of sufficient funds to meet the needs of all the applicants seeking assistance.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	BristolWorks!
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Promote workforce development and job training
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$3,000.00
	<b>Description</b>	This program provides career development support and training to adult learners in Bristol, particularly in the areas of manufacturing, early childhood education, computer-related careers, and entry-level medical training (such as CNA certification).
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fifty individuals will benefit from their participation in the programs at BristolWorks!
	<b>Location Description</b>	The program is based in a downtown location at 430 North Main Street although it may include off-site visits or training at work locations.
	<b>Planned Activities</b>	The program provides employment training in several areas, including manufacturing/trades, early childhood education, computer technology, and healthcare, along with basic career preparation and job placement activities.
2	<b>Project Name</b>	HRA Case Management
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public service programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,000.00
	<b>Description</b>	Case management for Bristol residents to access benefits, employment, energy assistance, housing, and access to food.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300
	<b>Location Description</b>	Services are provided by appointment in HRA's Bristol office at 50 South Street.

	<b>Planned Activities</b>	Case management for Bristol residents to access benefits, employment, energy assistance, housing, and access to food.
<b>3</b>	<b>Project Name</b>	Bristol Boys & Girls Club Cambridge Park Outreach
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public service programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000.00
	<b>Description</b>	Provide supportive programming for at-risk youth and their families living in public housing.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 400 youth living at the low-income housing development will benefit from the programs provided by the Bristol Boys & Girls Club.
	<b>Location Description</b>	The Bristol Housing Authority provides space for the BBGC to operate programs at 117 Davis Drive.
	<b>Planned Activities</b>	Programs include after-school tutoring and homework support, healthy choices, sports and physical fitness, and other activities in support of at-risk youth and their families.
<b>4</b>	<b>Project Name</b>	Shepard Meadows Equestrian Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public service programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$4,500.00
	<b>Description</b>	Equine-assisted services will be available to Bristol residents who will have the opportunity to participate in horse-related activities intended to address social and emotional challenges.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 100 individuals will benefit from participation in the programs offered by Shepard Meadows.

	<b>Location Description</b>	Shepard Meadows is located on a large piece of open property at 733 Hill Street that houses barns, riding ring, and other facilities to support staff and programs.
	<b>Planned Activities</b>	Equine-assisted services include all aspects of working with horses, including riding, grooming, and cleaning the stables.
5	<b>Project Name</b>	Prudence Crandall Shelter Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public service programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$8,800.00
	<b>Description</b>	Prudence Crandall provides shelter services to victims of domestic violence and their families, in addition to supportive services that assist individuals to end the cycle of violence in their lives.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 500 individuals and families will benefit from their participation in the programs provided by Prudence Crandall.
	<b>Location Description</b>	Prudence Crandall now has an office open in Bristol where individuals can access all the services, including a referral to the shelter in New Britain as needed. The offices are located in downtown Bristol at 225 North Main Street.
<b>Planned Activities</b>	Services range from shelter to emergency hotlines to counseling and assistance in obtaining other forms of support needed to leave an abusive relationship.	
6	<b>Project Name</b>	St. Vincent De Paul Homeless Shelter
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public service programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$21,800.00
	<b>Description</b>	Shelter services are provided for homeless individuals and families, as well as wrap-around social services to assist them to obtain permanent housing and other assistance needed to be able to live independently in the community.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 210 individuals and families benefit from the services provided by St. Vincent DePaul Mission, primarily emergency shelter and case management.
	<b>Location Description</b>	The Mission is located in the City's West End, close to Bristol's downtown, at 19 Jacobs Street.
	<b>Planned Activities</b>	Shelter services are provided for homeless individuals and families, as well as wrap-around social services to assist them to obtain permanent housing and other assistance needed to be able to live independently in the community.
<b>7</b>	<b>Project Name</b>	Salvation Army Bristol Emergency Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public service programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,800.00
	<b>Description</b>	Basic needs provided to families in crisis, including food, clothing, and rental/utility assistance.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	850 individuals are assisted by the Salvation Army through the case management supported by this grant.
	<b>Location Description</b>	The Salvation Army Bristol Mission is located at 19 Stearns Street.
<b>Planned Activities</b>	Case management is provided to assist individuals in need who are seeking assistance with housing, food, and other major life challenges.	
<b>8</b>	<b>Project Name</b>	YWCA Sexual Assault Crisis Service
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public service programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$3,000.00
	<b>Description</b>	The program provides crisis intervention services, short-term counseling, and support groups; medical, police, and court advocacy and accompaniment; and educational/informational services and referrals to Bristol residents.

	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 individuals will benefit from the services.
	<b>Location Description</b>	The YWCA is located in neighboring New Britain but provides most of its services to clients in Bristol, either through the school system, at Bristol Hospital or accompanying them to the police station or court.
	<b>Planned Activities</b>	The program provides crisis intervention services, short-term counseling, and support groups; medical, police, and court advocacy and accompaniment; and educational/informational services and referrals to Bristol residents.
9	<b>Project Name</b>	Grace Community Food Pantry
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public service programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$3,400.00
	<b>Description</b>	Grace Community Food Pantry provides free meals to individuals in a drive-in arrangement on a weekly basis, as well as a delivery program to home-bound elderly residents of Bonnie Acres through the Bristol Housing Authority.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	484 households will benefit from participation in the program.
	<b>Location Description</b>	The Community Food pantry is provided via a drive-through system in the parking lot of the Grace Baptist Church at 736 King Street. Food is also delivered regularly to elderly residents of Bonnie Acres, a low-income housing development on Vance Road.
	<b>Planned Activities</b>	Food is provided to families in need three Saturdays per month at the Church, and also delivered to homebound seniors at Bonnie Acres.
10	<b>Project Name</b>	Veterans Strong Community Center
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public service programs

	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$4,572.00
	<b>Description</b>	Support for elderly Veterans who are unable to maintain their lawns/residences and are at risk of citation by the Zoning Enforcement Officer.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5 veterans have presented as unable to maintain their property and are at risk of citations by the Bristol Zoning Enforcement Officer.
	<b>Location Description</b>	Veterans Strong Community Center is located in the basement of City Hall, 111 North Main Street.
	<b>Planned Activities</b>	This funding will be used to hire workers to mow and trim the lawns and otherwise maintain the exterior of properties owned by veterans who are unable to maintain them.
<b>11</b>	<b>Project Name</b>	Fair Housing Activities
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support public service programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$3,000.00
	<b>Description</b>	Support activities of the City's Fair Housing Officer and related expenses.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Many residents of the City will be assisted by the Fair Housing Officer, and an estimated 1000 will have an interaction during the course of a year.
	<b>Location Description</b>	Most activities related to Fair Housing will take place either at City Hall (during public meetings), 111 North Main Street; or in the office of the Fair Housing Officer, in the Youth & Community Services Division of the Parks, Recreation, Youth, and Community Services (PRYCS) Department at 51 High Street.

	<b>Planned Activities</b>	The Fair Housing Officer is available to discuss complaints about housing discrimination; to assist with efforts to maintain Fair Rent and Fair Housing practices within the City of Bristol, and to respond to issues concerning affordable housing and homelessness in our community.
<b>12</b>	<b>Project Name</b>	Residential Rehabilitation - Single-Family
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support access to decent, safe, affordable housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$257,632.00
	<b>Description</b>	Grant funds are awarded for the rehabilitation of owner-occupied single-family homes that meet HUD income guidelines.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 low- and moderate-income families will benefit from their participation in this program.
	<b>Location Description</b>	The Residential Rehabilitation Program is operated out of Bristol City Hall and serves homeowners throughout the City.
<b>Planned Activities</b>	No-interest loans are provided to income-eligible homeowners seeking assistance to make essential improvements in their houses, including heating systems, roofs, windows, and accessibility improvements.	
<b>13</b>	<b>Project Name</b>	Residential Rehabilitation - Multi-Family
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support access to decent, safe, affordable housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$25,000.00
	<b>Description</b>	Rehabilitation of owner-occupied multi-family homes (up to 3 units) in which the majority of residents meet Federal income guidelines for program eligibility (including the building owner).
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 families (including homeowners and renters) living in multifamily housing up to 3 units will benefit from participation in this program.
	<b>Location Description</b>	Multi-family homeowners throughout the City are eligible to apply for the program if they meet the income criteria.
	<b>Planned Activities</b>	No-interest loans are available for owner-occupied, income-eligible, multi-family homeowners in need of essential improvements to their property including heat or electrical systems, roofing, windows, or accessibility improvements.
<b>14</b>	<b>Project Name</b>	Support Staff
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Support access to decent, safe, affordable housing
	<b>Needs Addressed</b>	Housing
	<b>Funding</b>	CDBG: \$128,190.00
	<b>Description</b>	Funding for the Residential Rehabilitation Specialist staff position and related expenses to carry out the program.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 families will benefit from this program.
	<b>Location Description</b>	The Residential Rehabilitation Program is operated in Bristol City Hall, 111 North Main Street.
	<b>Planned Activities</b>	These funds support the staff member responsible for managing the program.
<b>15</b>	<b>Project Name</b>	Planning & Administration
	<b>Target Area</b>	Bristol Opportunity Zone Citywide
	<b>Goals Supported</b>	Support access to decent, safe, affordable housing Support public service programs Promote workforce development and job training Support community revitalization

<b>Needs Addressed</b>	Housing Public Services Economic Development Public Facilities
<b>Funding</b>	CDBG: \$102,455.00
<b>Description</b>	Funding supports staff to administer CDBG programming in accordance with HUD guidelines and City of Bristol policy, and ancillary expenses related to this program.
<b>Target Date</b>	6/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The entire population of Bristol benefits from this program.
<b>Location Description</b>	The CDBG Program operates in the Economic & Community Development office, located at Bristol City Hall, 111 North Main Street.
<b>Planned Activities</b>	The CDBG program coordinator manages the program and reporting to HUD on the expenditure of CDBG funds in accordance with regulations.

## **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**

<b>Target Area</b>	<b>Percentage of Funds</b>
Bristol Opportunity Zone	10
Citywide	90

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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 (\$8,000), St. Vincent DePaul (\$21,800), Prudence Crandall Center (\$8,800), Veterans Strong (\$4,572), and Salvation Army (\$10,800) = \$53,972

The total expenditure in the Opportunity Zone is therefore about 10% of the 2025 CDBG allocation of \$539,149.

### **Discussion**

The reduction of CDBG entitlement awards, coupled with an increase in both the demand and the expense of the Residential Rehabilitation projects, has reduced Bristol's capacity to allocate funding for Public Facility projects. The CDBG Policy Committee has made the decision to forgo funding of these projects except in cases where the applicant has an emergency need for assistance.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

More than 14% of the housing in Bristol is identified as "affordable" according to the State of Connecticut. A brownfield project to remediate and convert a 120-year-old factory building to workforce housing is presently underway, with the preferred developer pursuing financing to secure funding for the project. Several market-rate and senior housing projects are also under development at this time, and while they do not meet the "affordable housing" designation, they may free up those units for others to occupy in the future.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	25
Non-Homeless	0
Special-Needs	0
Total	25

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	50

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

#### Discussion

The State of Connecticut is experiencing an affordable housing crisis at this time, and Bristol is no exception. However, the City does have an adequate supply of housing for a wide variety of income groups, from low income to million dollar estates.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The mission of the Bristol Housing Authority (BHA) is to create opportunities for affordable housing in a suitable living environment and to promote self-sufficiency. BHA plays a vital role in housing the city's most vulnerable residents. With a portfolio of 747 units, our program encompasses a mix of federal and state housing options catering to diverse needs within our community. BHA ensures that low-income families, seniors, and individuals with disabilities have access to affordable housing, fostering a foundation for success and well-being.

Affordable housing is crucial to the health and strength of our community. It provides a lifeline for residents who might otherwise face homelessness, housing instability, or unsafe living conditions. These units contribute significantly to the city's affordable housing stock, helping to alleviate the severe shortage of affordable options.

BHA's public housing program also has broader implications for the city's growth and development. It supports local economies by creating jobs and fostering community engagement. BHA is committed to being a key partner in Bristol's efforts to combat poverty, improve health outcomes, and create pathways to self-sufficiency for its residents by offering training workshops, scholarships, health clinics, homeownership programs, and other services for residents and their families.

### *Goals of the Public Housing Program*

The public housing program is guided by the BHA mission. Accordingly, the BHA established the following goals:

**Ensure Safe and Quality Housing:** BHA prioritizes the maintenance and improvement of its housing stock to meet high standards of occupancy and safety. Regular inspections, timely repairs, and modernization projects ensure that the units remain safe, functional, and comfortable for all residents.

**Promote Self-Sufficiency and Economic Independence:** Through partnerships with local organizations and agencies, BHA offers a range of programs and services designed to help residents achieve greater economic stability. These include job training, financial literacy workshops, and educational opportunities. By equipping residents with essential skills and resources, BHA aims to break the cycle of poverty and foster long-term independence.

**Enhance Community Engagement:** BHA strives to create vibrant, supportive communities where residents feel connected and empowered. Supporting resident councils, holding regular tenant meetings, and sponsoring community events encourage active participation and collaboration among the residents and the BHA.

**Supporting Vulnerable Populations:** Recognizing the unique challenges faced by seniors, individuals with

disabilities, and families with young children, BHA tailors services to address the residents' specific needs. From offering accessible housing options to providing supportive programs, BHA is committed to ensuring that all residents can thrive in a safe and nurturing environment.

**Advocate for Expanded Affordable Housing:** BHA actively works with city leaders and community stakeholders to advocate for increased investment in affordable housing.

BHA continues to partner with agencies whose programs benefit our residents. These groups include the United Way of West Central Connecticut, the Bristol Boys & Girls Club, Central CT Chambers of Commerce, Tunxis Community College, NAACP Greater Bristol Branch, Prudence Crandall Center, Shamrock Run & Walk, Bristol Police Department's "Honoring Heroes" event, Salvation Army, Wheeler Clinic, City departments, and many others.

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

Goals for PY51 include projects to reduce energy costs and consumption, modernize, increase resident safety, and enhance availability and livability of the housing stock.

#### Major Renovation Projects

Renovation projects will be completed by BHA this year at 2 of its properties: Komanetsky Estates (DJK) and Mountain Laurel Manor (MLM). DJK is a property under the Congregate program for the frail elderly. MLM is a property housing elderly and non-elderly disabled individuals. Among the many improvements at both properties are new sidewalks, community gardens, bathrooms, flooring, kitchens, sheds, resident business centers, and fire alarm systems. In addition, DJK will have a new second elevator. The rehabilitation is scheduled to finish in Spring 2025.

In addition, BHA has embarked upon a significant initiative to redevelop Cambridge Park, a 1940's era development originally built at the end of WWII. BHA's redevelopment plan includes the renovation of 75 buildings with 173 units. BHA plans to submit a consolidated (CHFA/DOH) 4% LIHTC with Tax Exempt Bond application for funding in 2025.

#### *Planned Capital Improvements at BHA Properties*

- Cambridge Park: The removal of lead-based paint throughout the development was started in October and will be completed in the spring. The major rehabilitation of the entire 80-year-old

multifamily development includes siding, window, insulation, and exterior door replacements

- JFK Apartments: High efficiency boiler replacements and mechanical room upgrades
- Gaylord Towers: Community room upgrades with energy efficiency measures
- Bonnie Acres: Interior unit renovation to include accessible bathrooms
- Zbikowski Park M8: Concrete steps, maintenance equipment, and site improvements
- Zbikowski Park Neighborhood LIHTC: Concrete steps and security cameras

### **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 for families and individuals that reside in public housing as well as participants in the Section 8 program. BHA applied for and received funding for the Family Self Sufficiency (FSS) grant program for calendar year 2025. There are 49 participants in the FSS program and an additional five participants in the Homeownership program. In 2021 BHA signed a Memorandum of Understanding with the Bristol Board of Education as well as the Department of Parks, Recreation, Youth & Community Services. BHA set aside 25 Housing Choice Vouchers for each to provide community-based permanent housing and supportive services to homeless families with school-aged children as well as homeless individuals between the ages of 18-19 who are attending school. Referrals from both departments are still being received.

BHA residents and Section 8 participants elect a Tenant Commissioner to its Board of Commissioners 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. This year BHA will make numerous changes to both the ACOP and Admin Plan in order to ensure that both plans are HUD compliant with all upcoming changes due to the Housing Opportunity through Modernization Act (HOTMA). The Capital Fund 5-year Plan is also reviewed with the tenant 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 tenant council members is taken into consideration. BHA then presents changes at a Public Hearing and accepts public comment. Finally, the changes are presented 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**

The BHA is a HUD High Performer Moving to Work (MTW) agency.

Moving to Work (MTW) is a demonstration program for public housing authorities (PHAs) that provides

them the opportunity to design and test innovative, locally designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW allows PHAs exemptions from many existing public housing and voucher rules and provides funding flexibility with how they use their Federal funds. Currently, there are 139 MTW PHAs nationwide.

BHA is participating in the Asset Building Cohort of the MTW Expansion, Option 2, the Credit Building Option. PHAs must report public housing rent payments to credit bureaus with the goal of increasing the credit score of assisted households. This process will be completed by spring 2025. Participating residents credit scores will be monitored for the next 2 years.

## **Discussion**

### BHA Housing Voucher Program

The BHA administers a Housing Choice Voucher (Section 8) program with 749 vouchers.

This includes 39 vouchers through the Mainstream Voucher program to serve disabled adults who are currently homeless or in imminent risk of being homeless.

Also included are 31 vouchers through the Family Unification program (FUP). Families are referred to BHA by the Department of Children and Families (DCF) and are for families whom the lack of adequate housing is a primary factor in the imminent placement of the family's child or children in out-of-home care or the delay in the discharge of a child or children to the family from out-of-home care.

BHA has set aside Project Based Vouchers for the following properties in Bristol: 9 vouchers for The Elms, which is a 9-unit building for homeless veterans; 22 vouchers for Zbikowski Park, a multifamily site; and 84 vouchers for Dutton Heights, also a multifamily site.

BHA has a Memorandum of Understanding with the Bristol Board of Education for families with children who meet the McKinney Vento definition of homelessness (25 vouchers). BHA also has a Memorandum of Understanding with Journey Home Inc. (15 vouchers).

### Supportive Resident Programs

BHA offers two service programs for residents in subsidized housing: the Resident Opportunities and Self-Sufficiency (ROSS) program and the Family Self-Sufficiency (FSS) program. These programs are grant-funded through HUD and provide resources to help residents overcome barriers to self-sufficiency.

#### *Family Self-Sufficiency (FSS) Program*

The FSS program has between 30-50 participants depending on enrollment and graduations. The FSS

Coordinator works with participants of the Housing Choice Voucher (HCV, Section 8) program who are low-to-moderate income and are motivated to increase their income and become self-sufficient. The FSS Coordinator collaborates with service providers in the community to connect the participant with resources and services.

Once enrolled in the FSS program, participants can earn an interest-bearing account (escrow) that is established by BHA on behalf of the participant.

BHA works with the FSS families to prepare them for homeownership. Some activities include one-on-one credit building, financial fitness workshops and first-time homebuyer seminars with local banks. BHA assists families with job leads, interviewing techniques, and resume preparation to increase their income.

#### *Resident Opportunities and Self-Sufficiency (ROSS) Program*

The ROSS Coordinator's responsibility is to coordinate services and provide access to benefits, entitlements, and community-based resources for our approximately 540 Public Housing residents. As a pivotal community liaison and resident program advisor, the Ross Coordinator embodies the mission of fostering independence and enhancing the quality of life for the residents. Residents may sign up to participate in the ROSS program, but the Coordinator may serve any resident who needs assistance. There are many services that the ROSS Coordinator provides in addition to coordinating access to benefits.

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

### **Introduction**

The Saint Vincent DePaul Mission (SVDP) expects to shelter 100 homeless individuals in 2025-26. The City of Bristol provides support for general operating expenses for the homeless shelter via the CDBG grant.

### **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**

The Bristol Task Force to End Homelessness has hired a full-time Outreach Worker; has opened a year-round warming, cooling, and donation center; and operated a winter overflow shelter. St. Vincent DePaul (SVDP) opened a Transition Center in 2023 that provides access to necessary services for homeless or housing-unstable individuals that include counseling, referrals for assistance, and basic support in the form of access to showers and use of laundry facilities. These activities act as the perfect conduit for outreach to the unsheltered homeless, and for their inclusion on the Central Connecticut Coordinated Access Network (CCCAN) By-Name list (list of all known homeless individuals and families). Additionally, SVDP has added Outreach staff to engage with unsheltered individuals, partnered in efforts to rehouse individuals living in encampments slated for removal, and actively pursuing options for permanent transitional housing. The Bristol Police Department recently hired two community outreach officers who work closely with SVDP to establish relationships with unhoused individuals and help connect them to social services including shelter.

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

St. Vincent DePaul Mission (SVDP), the Human Resources Agency of New Britain (HRA), the Bristol Housing Authority (BHA), the Community Mental Health Affiliates, the Salvation Army, and the United Way of West Central Connecticut continue to be the lead agencies working with the City in assessing and developing the community-based response to homelessness in Bristol. SVDP staff works very closely with area public agencies and private organizations to develop, coordinate, and deliver needed services to the Bristol homeless population. The Executive Director of SVDP facilitates meetings of the Task Force to End Homelessness, which meets regularly at the Bristol Boys & Girls Club (located next door to SVDP).

SVDP provides a 24-bed emergency homeless shelter for families and individuals, a 12-household Rapid Re-Housing (RRH) placement program through Community Health Resources (CHR), a PT Outreach Case Manager, a 14-cot winter overflow shelter, and space for a year-round homeless warming/cooling center. It supports an Outreach Case Manager and is an integral service provider within the CCCAN. The Transition Center provides social service amenities, showers, and laundry facilities. Additionally, Rapid Exit funds provide assistance with security deposits and first month's rent for people who have a steady

income (available for 20 households), but who may have fallen behind on their rent and face eviction.

RRH services include assistance with applications for subsidies, identification of appropriate housing, move-in, and connection to treatment services, but also many services that are not typically available in supportive housing programs such as rehabilitation to teach people how to live independently (e.g., household management, food, and budgeting); development of social support systems that encourage recovery; and use of evidence-based wellness programs.

**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**

As a service provider in the CCCAN, SVDP covers the towns of Bristol, New Britain, Southington, Plainville, and Berlin. The CCCAN By-Name list is ranked by a vulnerability index, targeting services such as diversion, shelter, rapid-rehousing, and permanent supportive housing. In the Bristol area, Chrysalis Center operates a permanent housing facility for previously homeless veterans at The Elms, and Prudence Crandall Center for Women shelters women, children, and some men who are victims of domestic abuse and in need of shelter and assistance to leave a dangerous home situation. SVDP is actively engaged in pursuing the establishment of a permanent supportive housing facility in Bristol.

**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**

The Connecticut Balance of State Continuum of Care (CT BOS) works to ensure that exits from systems of care are not discharges to homelessness. The CT BOS has reviewed discharge policies and ensures that all providers are trained on them. The CT BOS has a policy that providers will only accept people from other systems of care that have exhausted all other options and have no alternative besides the streets. CT BOS-Steering Committee (CT BOS-SC) members are also active members of the State Interagency Council on Housing.

CT BOS-SC members coordinate discharge planning efforts with the State Department of Mental Health and Addiction Services (DMHAS). The CT BOS-SC working to ensure that discharge policies are followed by the programs, providing guidance to ensure that there are sound discharge options where people are not discharged to homelessness. DMHAS has been developing Permanent Supportive Housing (PSH) for

persons coming from inpatient settings. Persons discharged from DMHAS go to independent living, PSH funded by the state, subsidized housing, group homes, and stay connected to DMHAS and other community supports.

## **Discussion**

SVDP is working in partnership with City administration to provide a more effective triage for Bristol residents experiencing homelessness, to reduce the number of unsheltered people, shorten the length of stay in the shelter, and provide supportive services to those families at risk of homelessness due to eviction or foreclosure. The creation of the Transition Center at St. Vincent DePaul has helped to address the local need and better coordinate the provision of services to individuals and families facing crisis in Bristol. We are working to achieve a shared goal of developing permanent supportive housing as a next step for families and individuals who have experienced homelessness in our community and need assistance to move to a better situation in their lives.

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

### **Introduction:**

There is increased cooperation in Bristol between Code Enforcement, Community Services, the Building Department, Police Department, Bristol-Burlington Health District, and the Fire Department-Fire Marshal. Condemnation orders put the City's Relocation Plan into use. The Bristol Parks, Recreation, Youth, and Community Services (BPRYCS) Community Services Division (YCS) participates in this cooperative effort and utilizes the wraparound approach to care. The wraparound approach is an empirically supported, strength-based planning approach that provides individualized care to citizens using an array of formal services and natural supports.

The YCS Division has been focusing on aiding each department by not only sharing resources but providing essential social services to Bristol residents. Additionally, YCS advocates for housing, services and system changes with consideration to persons in protected classes. The Outreach Worker at St. Vincent DePaul Mission helps individuals and families navigate the Homeless Management Information System find access to hotels, shelters and permanent housing programs.

Bristol Housing Authority (BHA) works directly with residents to build awareness of the Fair Housing laws. For those who have housing and for those who are looking for housing, BHA is in a good position to build this knowledge in much of their regular programming such as:

- Expanding opportunities for resident employment through outreach and training programs such as coordinating job fairs, resume workshops and seminars on interviewing techniques.
- Providing collaborative workshops and groups through the Resident Opportunity and Self Sufficiency (ROSS) grant, and the Section 8 Family Self-Sufficiency Grant.

### **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**

Planned actions will depend upon the recommendations of the consultant mentioned above. For 2025-2026, the City plans to ameliorate the negative effects of housing barriers in the following additional ways:

#### Lead Paint Hazards:

- The City currently allocates a substantial portion (66%) of its annual CDBG entitlement grant to support a city-wide Residential Rehabilitation Program that addresses a number of issues relative to the provision of a decent, safe, and affordable living environment. This program

currently supports a feasible and direct initiative for decent, safe, and affordable housing.

- Lead paint remediation is available city-wide. The City provides information for the remediation and/or removal of lead-based paint hazards in older housing in the West End Neighborhood. This outreach includes working with the West End Neighborhood Association, the City Planning Commission, and the Bristol-Burlington Health District.

Discrimination based on income and disabilities:

- 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 BHA also developed a non-profit for the purpose of increasing housing stock, which has partnered with Neighborhood Housing Services of New Britain to purchase several parcels of land in Bristol with the goal of building single-family housing targeted to low-income, first-time homeowners.
- The YCS Division provides advocacy and support for any Bristol family who may have a barrier to maintaining or obtaining affordable housing. 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. Staff facilitate referrals to available resources including funding sources for structural adaptations. The CDBG-supported Residential Rehabilitation Program is one such resource for assistance.
- The Bristol City Council is supported by a Commission on Persons with Disabilities that meets monthly. The City Commission on Persons with Disabilities reports about one complaint a month, mostly from individuals, and resolves locally on a case-by-case basis.
- The City of Bristol recognizes that the availability and accessibility of public transportation are important factors that impact upon the income and earnings capacity of its residents especially among the low- and moderate-income areas of the City. Working with the State of CT, the City has been able to secure an extended route for a bus that now travels south- and north-bound on Middle Street (Rt. 229) toward ESPN, the two industrial parks, two local hotels offering employment, and Bristol Adult Education, which provides ESL and GED programs, among others.

**Discussion:**

The City of Bristol will continue 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 City will continue to strengthen partnerships among the City departments, Economic & Community Development, local lenders, real estate professionals, and property owners with seminars that focus on Fair Housing matters. Increasing the knowledge base also increases professionals being open to experiences of the public with whom they come into contact. The

focus is open dialogue and dissemination of various housing development resources.

- 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 website 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), the Fair Housing Association of CT, and the CT Coalition to End Homelessness, as well as lenders, residential real estate professionals, and local real estate attorneys.
- The Bristol Parks, Recreation, Youth and 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. The City is also addressing Limited English Proficiency with updated Fair Housing information such as posters, ads, and groups in Spanish and other languages.
- 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.
- The Task Force to End Homelessness sponsored a breakfast for Landlords and Realtors to open a dialogue about the affordable housing crisis in the area. Sponsored with CDBG "Fair Housing" funds, it was a productive meeting and a second event is planned for 2025.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following activities will be funded for 2025 – 2026:

1. Bristol Boys & Girls Club - Cambridge Park outreach
2. St. Vincent De Paul Mission - homeless shelter
3. BristolWorks! - workforce development program
4. HRA - case management
5. Prudence Crandall Center - shelter services
6. Salvation Army Bristol Mission - emergency services
7. Shepard Meadows Equestrian Center
8. Veterans Strong
9. YWCA - Sexual Assault Crisis Service
10. Grace Community Food Pantry
11. Fair Housing activities
12. Residential Rehabilitation - Single Family
13. Residential Rehabilitation - Multi-Family
14. Support Staff
15. Planning and Administration

### **Actions planned to address obstacles to meeting underserved needs**

During the development of the 5-Year Consolidated Plan, needs were assessed and priorities developed with extensive input from the community and service providers. CDBG staff attend monthly meetings of "Bristol Cares" (a networking group of all social service providers lead by the Mayor) to learn about emerging needs and plans to address them, and to determine if changes to local policy are needed to address particular issues.

In the past year, there was a rising number of homeless individuals and families at risk seeking assistance with rent, food, energy bills, and other urgent needs. In a new and challenging development, an alarming number of these individuals are elderly and/or disabled.

#### 1. Description of facilities and services:

- Individuals needing supportive housing: Prudence Crandall Center, Bristol Housing Authority,

Human Resource Agency (HRA)

- Families at Risk: Salvation Army, HRA, St. Vincent De Paul Shelter
- Elderly: Bristol Housing Authority, Bristol Senior Center
- Domestic Violence: Prudence Crandall Center, YWCA
- At-Risk Youth: Bristol Boys & Girls Club, Shepard Meadows Equestrian Center, United Way of West Central CT

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

- Assist the IT Department to monitor and ensure that there is adequate broadband access in all neighborhoods of the city.
- After consulting with the Director of IT on the current status of broadband in Bristol, the following report was compiled:
- According to IT, high speed internet is accessible in 100% of Bristol homes. "Bandwidth-wise" Bristol is not considered underserved. From conversations with GoNetSpeed, they have been able to build out their network so that they can roughly cover 40% of Bristol. GoNetSpeed is seeking City support for the cost of additional fiber installation. Likely the biggest issue preventing residents from connecting is either their ability to pay for the services, or their landlords' unwillingness to cooperate with installation construction. Programs established during the pandemic to offer reduced cost internet from Comcast and Frontier have mostly been phased out.
- Assist the Emergency Management Director to develop plans, in conjunction with the Director of Public Works, that address the concerns about infrastructure and preparation for climate change.
- Bristol's CERT Team offers informational meetings about emergency preparedness at the City's two libraries. Additional sessions are planned for the future.
- Work with DPW to apply for grants from FEMA and DEEP to address climate resilience, especially flood mitigation programs throughout the city.
- A new flood map is under development by FEMA at this time.
- Coordinate through the Mayor's office the implementation of plans for emergency training and flood preparedness focused on targeted low-income and at-risk neighborhoods.

### **Actions planned to foster and maintain affordable housing**

Economic and Community Development staff contributed to the development of the City of Bristol's 2022-2027 Affordable Housing Plan. The ECD Residential Rehabilitation Program continues to be very effective in preserving the affordable housing stock in the City.

The City's Fair Housing Officer and CDBG staff participate in conferences and local meetings to discuss issues of concern to residents and landlords, including "Bristol Cares" and the local "Task Force on Ending Homelessness." In the past few years, city staff and representatives of local non-profits have

attended the Annual Training Institute held in Hartford and sponsored by the Connecticut Coalition to End Homelessness. This day-long training was geared to addressing the issues of homelessness in our community and developing plans for its eradication.

The Task Force to End Homelessness has been very actively working with many local social service agencies as well as landlords and realtors interested in the affordable housing crisis in our area.

### **Actions planned to reduce lead-based paint hazards**

The ECD Residential Rehabilitation Program abates lead-based paint hazards as needed, and CDBG staff works with the Bristol-Burlington Health District and CT Children's Medical Center to achieve this goal. Some of the most expensive rehab projects we have seen in recent years have involved young families with children discovered to have high levels of lead in their blood, and thus testing and remediation needed in their homes. These necessary actions are very time consuming and costly, especially with the limited resources that we have from CDBG. We share expenses as much as possible with CT Children's and our primary goal is to make the home safe for the family's return.

### **Actions planned to reduce the number of poverty-level families**

There are multiple organizations that provide food and support to families and individuals experiencing food insecurity in Bristol. These programs not only offer meals and groceries, they provide case workers who are able to assist individuals with whatever obstacles are in the way of their life success, including joblessness, mental or physical health challenges or substance use disorders, or other concerns. The resources extend from the three Family Resource Centers in Bristol that provide support to families with children from birth to school-age, to services offered by the Bristol Senior Center for the over 65-population experiencing hardships.

The Residential Rehabilitation Program is designed to assist low- to moderate-income households with essential repairs of owner-occupied homes. The cost savings can be used towards other household expenses, and aim to increase the energy efficiency of Bristol's older housing stock. The Community Development Block Grant goals in the 5-Year Consolidated Plan 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 component of the strategy.

### **Actions planned to develop institutional structure**

The ECD is the public community development agency responsible for administering CDBG funds; this includes monitoring subrecipients providing public service programs. The ECD has a bipartisan nine-member Board whose members serve a rotating five-year term and are appointed by the Mayor. The Board is responsible for determining annual CDBG funding allocations, based on priorities set in the 5-

Year Consolidated Plan.

The Bristol Housing Authority (BHA) is a quasi-governmental agency with no fiduciary overlap to the municipality, except that BHA Commissioners who serve a rotating five-year term are appointed by the Mayor. Additionally, 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 Housing Authority is the agency responsible for modernization of existing units and rental subsidies. All Housing Choice Vouchers and CIAP funds are distributed through the Housing Authority, using Federal guidelines. 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.

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, and has been allocated CDBG funds for many years to address the special needs of the homeless population in our community.

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 of New Britain, the CAP agency that administers energy assistance, Head Start programs, and other services for low-income households from their satellite location in Bristol.
- The Zion Lutheran Church and the Salvation Army both have a food pantry and a soup kitchen. Zion Lutheran serves dinner three nights a week and Salvation Army provides a hot lunch three days a week. 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, and the non-profit organization Brian's Angels provides a snack in the afternoon. The Grace Community Food Pantry distributed food to more than 13,000 families last year, and their efforts have been supported with CDBG funds in PY 50 and 51.
- The Bristol ARC assists people with developmental disabilities, and has moved to a larger facility in Bristol's downtown in order to provide more programming for the community it serves.

### **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

Coordination will be maintained throughout the year. The CDBG Program Coordinator participates in multiple task force and networking meetings to keep track of activities being undertaken throughout the City to address issues of concern. These include but are not limited to the "Bristol Cares" monthly networking meeting, Task Force to End Homelessness, School Readiness Council - Bristol Early Childhood Alliance, and others.

## **Discussion:**

The City of Bristol has been an active participant in the SustainableCT Program since its inception in 2018, and was one of the charter certified municipalities that year. The City, under the leadership of the Facilities and Energy Manager David Oakes, recently received gold-level recognition for its work in this area. A portion of the application concerns the City's housing data profile, and significant assessment of housing conditions is included in the application. Bristol currently has more than 14% affordable housing identified by the State.

# Program Specific Requirements

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

### Introduction:

As an entitlement grantee, Bristol receives an annual formula CDBG allocation. Some re-programmed funds are generally available each year. Until 2025, the Residential Rehabilitation Program has provided grants to income eligible residents of owner-occupied homes, whereby 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. In 2025, this program was converted to a no-interest loan, and going forward all funds are repayable upon sale or transfer of the property to new owners. 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	25,000
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
<b>Total Program Income:</b>	<b>25,000</b>

### 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.	80.00%
---	--------

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).  
N/A

The majority of individuals benefiting from programs funded by Bristol CDBG allocation are considered low-income.

## Attachments

I

CITY OF BRISTOL  
**CDBG**  
Community Development Block Grant  
**COMMUNITY FORUM**

*5-year Consolidated Plan  
for 2025-2029*

**What do you think?**

**What is best for Bristol?**



Bristol expects annual formula allocations of approximately \$500,000.

How should Bristol use these funds for the next five years?

*Call to schedule another date/time for yourself or for a group.*

**Share YOUR thoughts!**

**October 6 and 7, 2023**

**2:00 to 4:00 PM**

**Bristol Public Library**  
5 High Street, Bristol CT ~ Meeting Room 2



**Light Refreshments Will be Served**

**ECONOMIC & COMMUNITY DEVELOPMENT**  
111 North Main Street, Bristol CT 06010  
[dawnleger@bristolct.gov](mailto:dawnleger@bristolct.gov)  
860-594-6191



## **YOUR INPUT IS NEEDED**

### **CITY OF BRISTOL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COMMUNITY SURVEY**

#### **Share Your Thoughts**

The City of Bristol receives Federal funds each year to support Community Development Block Grant programs. Every 5 years, the City must develop a new plan of action, taking into account community input and need to create its goals for future program support.

To begin this process, a community input survey has been developed for you to share your thoughts on issues of concern to you, as a resident of Bristol in 2023.

You can access the survey by scanning the QR Code to the right.

#### **For more information, contact:**

**Dawn Leger**  
[dawnleger@bristolct.gov](mailto:dawnleger@bristolct.gov)  
860-584-6191



SCAN TO TAKE SURVEY



Economic & Community Development | 111 North Main Street | Bristol, CT 06010



## **SU APOORTE ES NECESARIO**

### **ENCUESTA COMUNITARIA DE SUBVENCIÓN EN BLOQUE DE DESARROLLO COMUNITARIO (CDBG) DE LA CIUDAD DE BRISTOL**

#### **Comparte tus pensamientos**

La ciudad de Bristol recibe fondos federales cada año para apoyar los programas de subvenciones en bloque para el desarrollo comunitario. Cada cinco años, la Ciudad debe desarrollar un nuevo plan de acción, teniendo en cuenta los aportes de la comunidad y la necesidad de crear sus objetivos para el apoyo del programa futuro.

Para comenzar este proceso, se desarrolló una encuesta de aportes de la comunidad para que usted comparta sus opiniones sobre temas que le preocupan, como residente de Bristol en 2023.

Puede acceder a la encuesta escaneando el Código QR a la derecha.

<https://www.surveymonkey.com/r/SLR5C5F>

**For more information, contact:**

**Dawn Leger**  
**dawnleger@bristolct.gov**  
**860-584-6191**



SCAN TO TAKE SURVEY

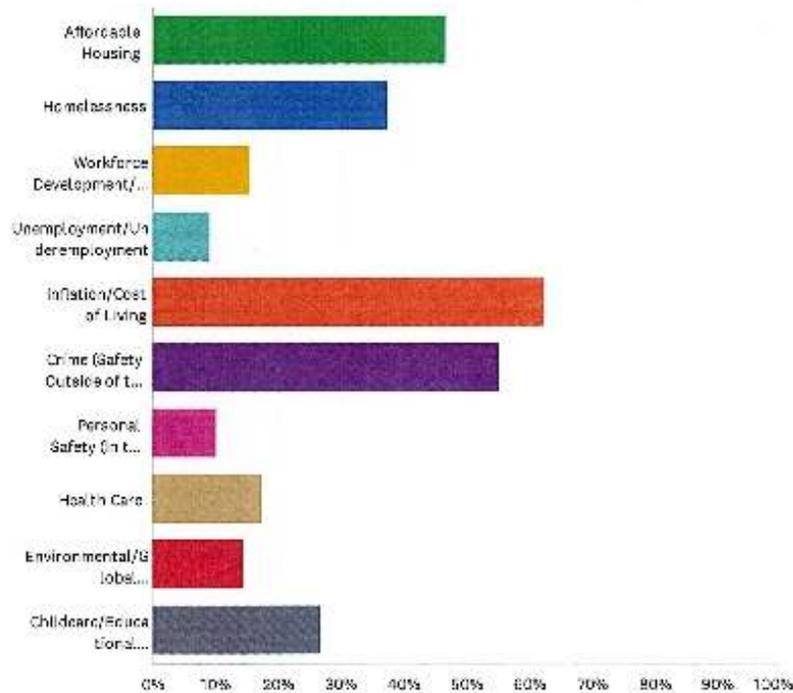


Desarrollo económico y comunitario | 111 North Main Street | Bristol, CT 06010

Results  
as of 1/5/24

Q1 The City of Bristol receives Federal funds each year to support Community Development Block Grant programs. Every 5 years, the City must develop a new plan of action, taking into account community input and need to create its goals for future program support. To begin this process, please share your thoughts on issues of concern to you, as a resident of Bristol in 2023. Please choose (3) three of the following issues that you feel are the most urgent:

Answered: 264 Skipped: 0



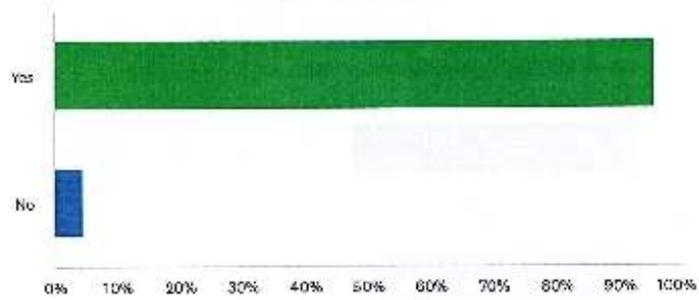
Bristol Community Development Block Grant (CDBG) Programs

ANSWER CHOICES	RESPONSES	
Affordable Housing	46.59%	123
Homelessness	37.50%	99
Workforce Development/Job Training	15.53%	41
Unemployment/Underemployment	9.09%	24
Inflation/Cost of Living	62.50%	165
Crime (Safety Outside of the Home)	55.30%	146
Personal Safety (In the Home)	10.23%	27
Health Care	17.42%	46
Environmental/Global Warming/Climate Change	14.39%	38
Childcare/Educational Opportunity	26.89%	71
Total Respondents: 264		

Bristol Community Development Block Grant (CDBG) Programs

Q2 Are you a Bristol resident?

Answered: 264 Skipped: 0

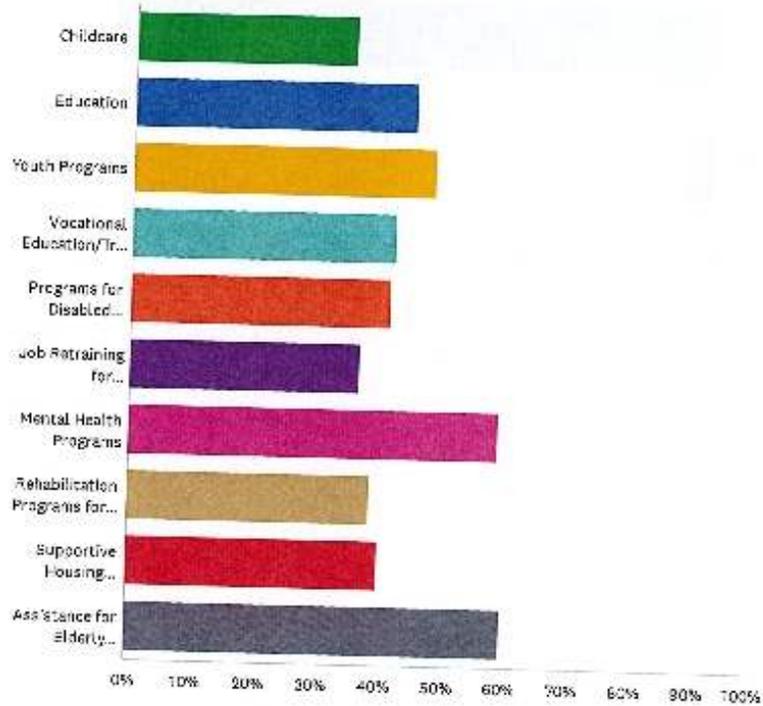


ANSWER CHOICES	RESPONSES	
Yes	95.45%	252
No	4.55%	12
Total Respondents: 264		

Bristol Community Development Block Grant (CDBG) Programs

Q3 Which of the following programs would you support with additional city or state funding? (Check all that apply.)

Answered: 264 Skipped: 0



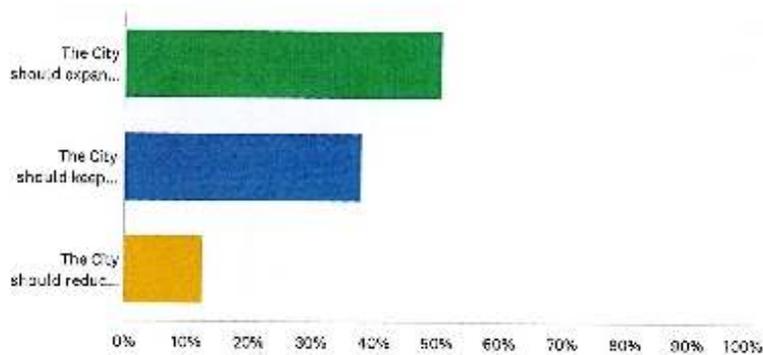
Bristol Community Development Block Grant (CDBG) Programs

ANSWER CHOICES	RESPONSES	
Childcare	35.23%	93
Education	45.08%	119
Youth Programs	48.11%	127
Vocational Education/Training	42.05%	111
Programs for Disabled Individuals	41.29%	109
Job Retraining for Underemployed/Unemployed Workers	36.74%	97
Mental Health Programs	59.09%	156
Rehabilitation Programs for Drug/Alcohol Addictions	38.64%	102
Supportive Housing Programs	40.15%	105
Assistance for Elderly Residents	59.85%	158
Total Respondents: 264		

Bristol Community Development Block Grant (CDBG) Programs

Q4 The City expends the majority of its CDBG funds to support its Residential Rehabilitation program, which provides grants to income eligible homeowners in owner-occupied Bristol single- and multi-family homes that need basic improvements such as roofs, windows, heating or electrical systems. These grants help low- and moderate-income families remain housed in safe and affordable homes, and keep the city's building stock up to code. Let us know what you think, check one:

Answered: 264 Skipped: 0

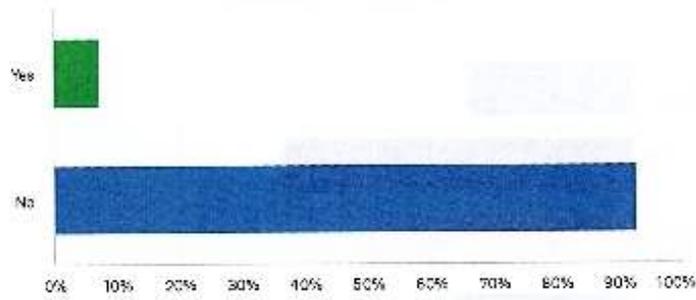


ANSWER CHOICES	RESPONSES	
The City should expand this program.	50.76%	134
The City should keep this program the same.	37.88%	100
The City should reduce the funding for this program.	12.50%	33
Total Respondents: 264		

Bristol Community Development Block Grant (CDBG) Programs

Q5 Have you or a member of your family taken advantage of this program?

Answered: 264 Skipped: 0



ANSWER CHOICES

RESPONSES

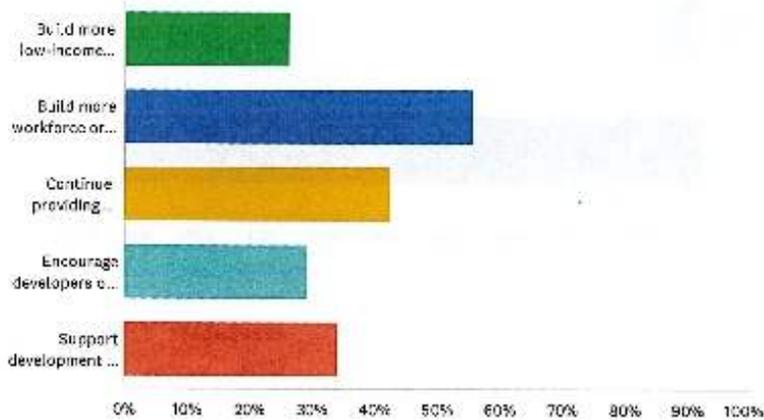
Yes	7.20%	19
No	92.80%	245

Total Respondents: 264

Bristol Community Development Block Grant (CDBG) Programs

Q6 How do you think the City should respond to issues related to affordable housing and homelessness? (Please choose the top (2) two that you feel are most important):

Answered: 264 Skipped: 0

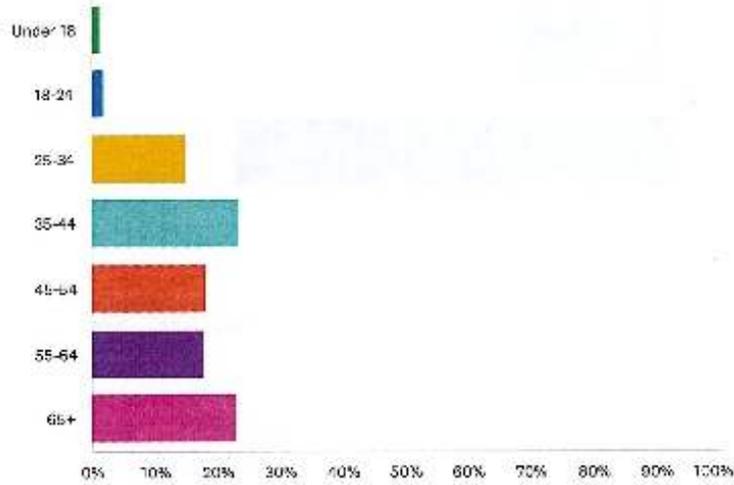


ANSWER CHOICES	RESPONSES	
Build more low-income housing	25.14%	69
Build more workforce or affordable housing	55.68%	147
Continue providing housing rehabilitation grants to homeowners	42.42%	112
Encourage developers of market-rate housing	29.17%	77
Support development for adults over 55	34.09%	90
Total Respondents: 264		

Bristol Community Development Block Grant (CDBG) Programs

Q7 Demographics (Optional)Age:

Answered: 247 Skipped: 17

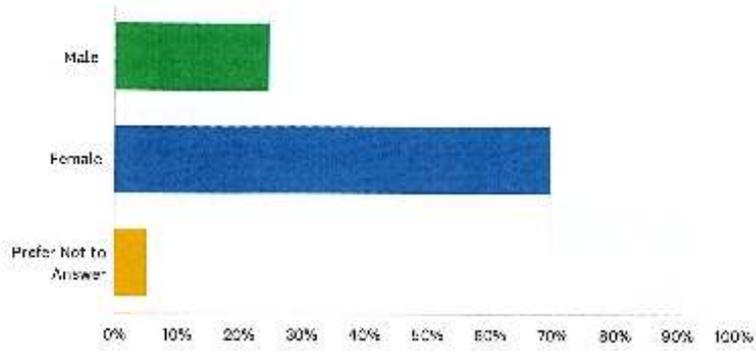


ANSWER CHOICES	RESPONSES	
Under 18	1.21%	3
18-24	2.02%	5
25-34	14.98%	37
35-44	23.48%	58
45-54	18.22%	45
55-64	17.81%	44
65+	23.00%	57
Total Respondents: 247		

Bristol Community Development Block Grant (CDBG) Programs

Q8 Sex

Answered: 258 Skipped: 0

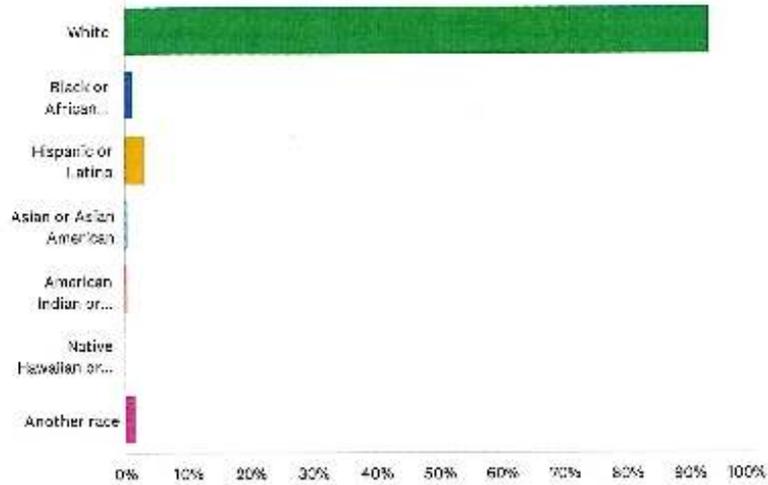


ANSWER CHOICES	RESPONSES	
Male	24.81%	64
Female	69.77%	180
Prefer Not to Answer	5.43%	14
TOTAL		258

Bristol Community Development Block Grant (CDBG) Programs

Q9 Race

Answered: 250 Skipped: 14



ANSWER CHOICES	RESPONSES	
White	93.20%	233
Black or African American	1.20%	3
Hispanic or Latino	3.20%	8
Asian or Asian American	0.40%	1
American Indian or Alaska Native	0.40%	1
Native Hawaiian or other Pacific Islander	0.00%	0
Another race	1.00%	4
TOTAL		250

Bristol Community Development Block Grant (CDBG) Programs

Q10 Thank you for participating in this survey! If you would like to be contacted to participate in future conversations about these issues, please provide your email address below.

Answered: 66 Skipped: 106

## Grantee Unique Appendices



### JOIN THE CONVERSATION!

#### Community Development Block Grant (CDBG) Program: 5-Year Consolidated Plan

Bristol residents are invited to comment on the **2025-2029 5-Year Plan**. The 5-Year Plan for 2025-2029 includes new goals based on surveys of Bristol residents and social service agencies to assess current and future community needs.

To access the plan, visit the City's website at [www.bristolct.gov/161/Community-Development-Block-Grant-CDBG](http://www.bristolct.gov/161/Community-Development-Block-Grant-CDBG)

A summary in Spanish is also accessible online.

Email your comments to [ECD@bristolct.gov](mailto:ECD@bristolct.gov), please include: CDBG 5-Year Plan in the Subject line.

A Public Hearing is scheduled for January 21, 2025 at 5:00 pm  
City Hall Meeting Room 3-1, 111 North Main Street

### ÚNASE A LA CONVERSACIÓN

#### Programa de Subvenciones para Bloques de Desarrollo Comunitario (CDBG): Plan Consolidado por 5 años

Los residentes de Bristol están invitados a comentar sobre el Plan de 5 años 2025-2029.

El Plan de 5 años para 2025-2029 incluye nuevos objetivos basados en encuestas a residentes de Bristol y agencias de servicios sociales para evaluar las necesidades actuales y futuras de la comunidad.

Para acceder al plan, visite la página web de la ciudad [www.bristolct.gov/161/Community-Development-Block-Grant-CDBG](http://www.bristolct.gov/161/Community-Development-Block-Grant-CDBG)

También se puede acceder en línea un resumen en español.

Envíe sus comentarios por correo electrónico a [ECD@bristolct.gov](mailto:ECD@bristolct.gov), por favor incluya: Plan CDBG de 5 años en la línea de asunto.

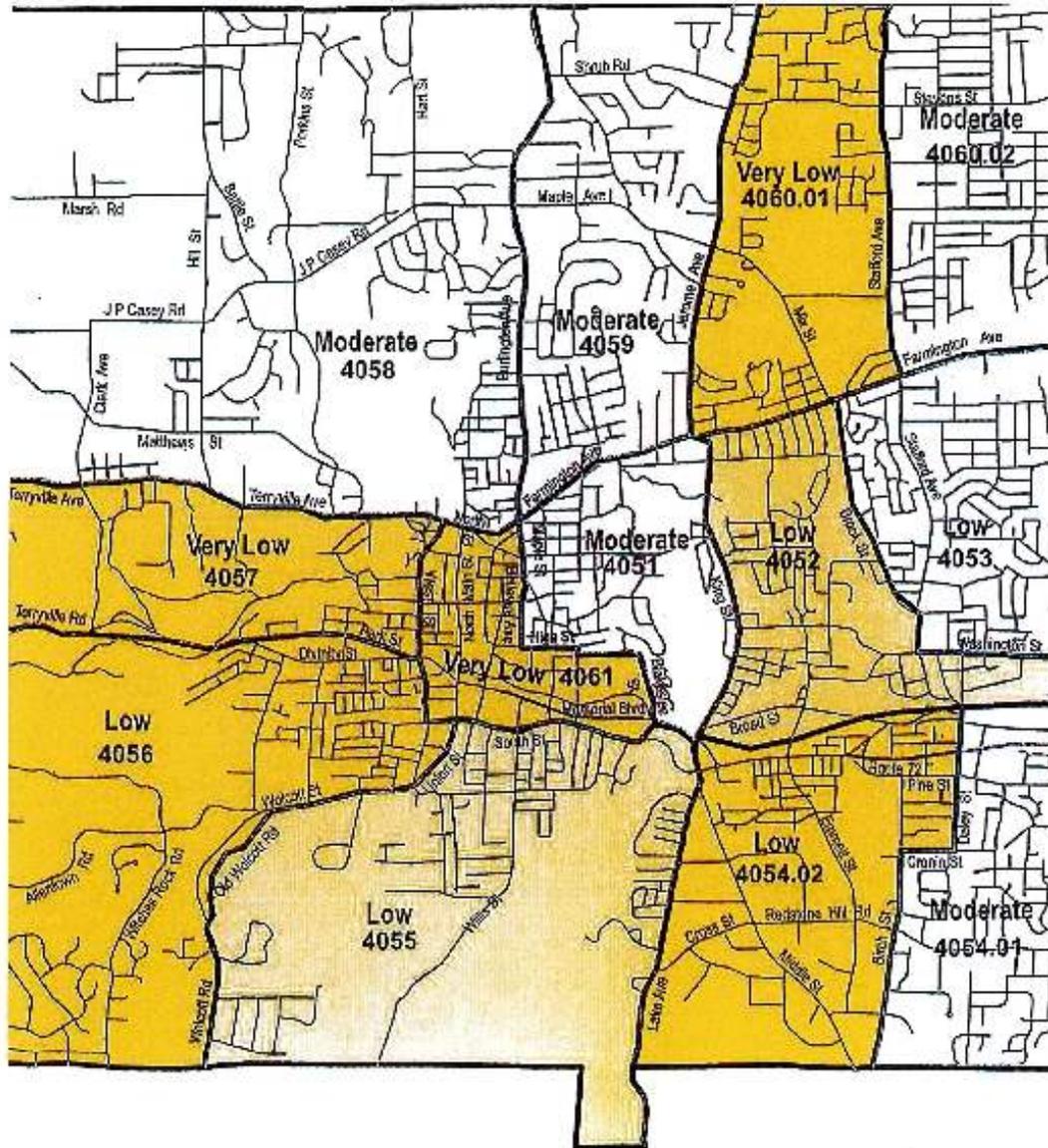
Una audiencia pública está programada para el 21 de enero de 2025  
a las 5:00 pm  
Ayuntamiento Sala de Reuniones 3-1, 111 North Main Street



[www.bristolct.gov](http://www.bristolct.gov)

2025 CDBG 5-Year Plan AD: Bristol Press, January 9, 2025  
Size = Quarter-Page Broadsheet 5.85" x 9.75". Color

**Bristol Census Tract Map Showing Low – Mod Income Areas**



**LEGEND**  
 Census Tract  
 Census Tract





**City of Bristol**  
BRISTOL, CONNECTICUT 06010  
Planning Commission

SENT VIA EMAIL

June 24, 2025

Dr. Dawn Leger, Grants Administrator  
Economic and Community Development  
111 North Main Street  
Bristol, CT 06010

Re: Community Development Block Grant (CDBG) Consolidated 5-Year Plan for 2025 - 2029 and  
Year 51 Annual Action Plan for 2025 - 2026

Dear Dr. Leger:

This is to inform you that at its meeting of June 23, 2025, the Bristol Planning Commission accepted the CDBG Consolidated 5-Year Plan for 2025 - 2029 and the Year 51 Annual Action Plan for 2025 - 2026.

The Planning Commission finds that the plans as presented are generally consistent with the goals and policies of the 2015 Plan of Conservation and Development (POCD), amended to April 1, 2018.

Very truly yours,

*Robert M. Flanagan*

Robert M. Flanagan - AICP  
City Planner

**Grantee SF-424's and Certification(s)**

OMB Number: 4340-0034  
Expiration Date: 11/30/2024

Application for Federal Assistance SF-424		
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	*2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*3. Revision, select appropriate letter(s): _____ * Other (Specify): _____
*3. Date Received: [REDACTED]	4. Applicant Identifier: _____	
5a. Federal Entity Identifier: _____	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
<b>B. APPLICANT INFORMATION:</b>		
*a. Legal Name: city of bristol, ct		
*b. Employer/Employee Identification Number (EIN/TIN): 05-001990	*c. UEI: 03APG0008H4F	
<b>d. Address:</b>		
* Street 1:	11 North Main Street	
* Street 2:	_____	
* City:	Bristol	
* County/Parish:	_____	
* State:	CT: Connecticut	
* Province:	_____	
* Country:	USA: UNITED STATES	
* Zip / Postal Code:	06010-2112	
<b>e. Organizational Unit:</b>		
Department Name: Department of Community Dev.	Organizational Unit: _____	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix:	Mr.	* First Name: Dave
Middle Name:	_____	
* Last Name:	Gard	
Suffix:	_____	
Title: Grants Administrator		
Organizational Address: _____		
* Telephone Number:	(860) 584-6197	Fax Number: _____
* Email:	dave.gard@bristolct.gov	

Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <p>0. City or Township Government <input type="text"/></p> <p>Type of Applicant 2: Select Applicant Type: <input type="text"/></p> <p>Type of Applicant 3: Select Applicant Type: <input type="text"/></p> <p>* Other (specify): <input type="text"/></p>	
<p><b>* 10. Name of Federal Agency:</b></p> <p>Health &amp; Human Development <input type="text"/></p>	
<p><b>11. Assistance Listing Number:</b></p> <p>4.216 <input type="text"/></p> <p>Assistance Listing Title: <input type="text"/></p>	
<p><b>* 12. Funding Opportunity Number:</b></p> <p>01.93114 <input type="text"/></p> <p>Title: <input type="text"/></p> <p>CEOS Program <input type="text"/></p>	
<p><b>13. Competition Identification Number:</b></p> <p><input type="text"/></p> <p>Title: <input type="text"/></p>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <p><input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachments"/></p>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <p>Community Development Block Grant <input type="text"/></p>	
<p>Attach supporting documents as specified in agency instructions</p> <p><input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>	

Application for Federal Assistance SF-424	
15. Congressional Districts Of:	
* a. Applicant: <input type="text" value="21-1"/>	* b. Program/Project: <input type="text" value="01-"/>
Attach or additional list of Program/Project Congressional Districts if needed. <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date: <input type="text" value="01/01/2025"/>	* b. End Date: <input type="text" value="06/30/2026"/>
18. Estimated Funding (\$):	
* a. Federal:	<input type="text" value="254,145.00"/>
* b. Applicant:	<input type="text" value=""/>
* c. State:	<input type="text" value=""/>
* d. Local:	<input type="text" value=""/>
* e. Other:	<input type="text" value=""/>
* f. Program Income:	<input type="text" value=""/>
* g. TOTAL:	<input type="text" value="254,145.00"/>
19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. this application was made available to the State under the Executive Order 12372 Process for review or <input type="text" value=""/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> I AGREE	
<small>** The list of certifications and assurances, on an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Title: <input type="text"/>	* First Name: <input type="text" value="Cortney"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Cortney"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Mayor"/>	
* Telephone Number: <input type="text" value="850-384-6200"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="cortney@bristolga.gov"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="10/12/2021"/>

**Applicant and Recipient  
Assurances and Certifications**

U.S. Department of Housing  
and Urban Development

OMB Number: 2501-0044  
Expiration Date: 02/28/2027

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.30, and 14B.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.5, 3.115, 8.57, or 14B.59.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly authorized representative of this applicant, I certify that the applicant (insert below the Name and title of the Authorized Representative, Name of Organization and the date of signature):

\*Authorized Representative Name:

City/State:

\*Title:

\*Applicant/Recipient Organization:

City/State:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and I am authorized to act as the official representative of the applicant to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or a tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (28 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8; the American Disabilities Act (42 U.S.C. §§ 12101 et seq.) and implementing regulations at 28 CFR part 25 or 33, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-617) as amended, and implementing regulations at 24 CFR part 116 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing, except an applicant which is an Indian tribe or instrumentally which is excluded by statute from coverage does not make this certification, and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.105 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and placement requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 5501), and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment, or modification. If funds other than Federal appropriated funds have or will be used for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all levels (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally-recognized Indian Tribes and tribally designated housing entities (TDHES) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the 3rd Amendment, but State-recognized Indian Tribes and TDHES established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. **WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§267, 1001, 1010, 1012, 1014; 31 U.S.C. 5372b, 5802; 24 CFR §28.10(b)(1)(iii)).

\* Signature:

\* Date (month/year) or date



Form HUD 424-B (07/2023)

---

**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R. 46177 St SW, Room 4176, Washington, DC 20410-5000. Do not send completed HUD 424-B forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collector displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collection provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be made confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

---

Form HUD-424-B (12/2020)

**ASSURANCES - NON-CONSTRUCTION PROGRAMS**

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4725-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color, or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1699, and 1695-1696), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 5794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Control and Treatment Act of 1972 (P.L. 92-266), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§625 and 627 of the Public Health Service Act of 1912 (42 U.S.C. §§290aa-3 and 290aa-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-546) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7); the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874); and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to carry flood in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11980; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 178(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-525) and; (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1955 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 108 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 90-240 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§1331 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4901 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 105(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7102) which prohibits grant award recipients or a sub recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Bristol, CT	DATE SUBMITTED 6/11/2025

Standard Form 424B (Rev. 7-97) Back

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** – The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** – To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** – The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** – The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** – It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

  
Signature of Authorized Official

6/11/2025  
Date

Mayor  
Title

### Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. **Maximum Feasible Priority** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. **Overall Benefit** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 51-52-53 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. **Special Assessments** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

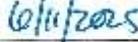
1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** – The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** – Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** – It will comply with applicable laws.

  
\_\_\_\_\_  
Signature of Authorized Official

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Title

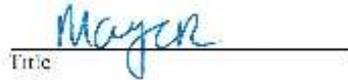
**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

  
Signature of Authorized Official

  
Date

  
Title

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## Appendix - Alternate/Local Data Sources

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

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>N/A</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>Bristol Housing Authority Data</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Bristol Housing Authority PHA #CT023 (BHA).</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The Public Housing and Voucher data has been updated to reflect existing conditions in property owned and/or managed by the BHA.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>These are existing numbers reported to HUD by the BHA as the Public Housing Agency in Bristol, CT.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The coverage includes all properties owned and/or managed by the BHA in Bristol, CT.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Data provided are current as of January 2025.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete.</p>