



CITY OF
WEST HAVEN
CONNECTICUT

DRAFT

2025-2029 WEST HAVEN

Consolidated Plan for Housing & Community Development



Executive Summary

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

1. Introduction

As an Entitlement Community under the Community Development Block Grant (CDBG) program administered by the U.S. Department of Housing and Urban Development (HUD), the City of West Haven is required to prepare and submit a Consolidated Plan for Housing and Community Development every five years. This plan is effective from July 1, 2025, through June 30, 2030.

The Plan contains five primary sections:

- Executive Summary and Process Overview
- Needs Assessment
- Market Assessment
- Strategic Plan
- Annual Action Plan

The first four sections relate to the five-year planning period while the Annual Action Plan describes activities to be undertaken between July 1, 2025, and June 30, 2026, including the use of CDBG funds to implement the identified activities.

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

The City of West Haven has identified several priority needs for the 2025-2029 strategy period. The priority needs include the following:

- Assistance for families to maintain safe and decent housing, such as supporting rehabilitation to keep the property in standard condition.
- Assistance for first time homebuyers to purchase property.
- Subsidies and resources to address cost burden problems.
- Administrative support to advance the previous priorities.
- Community services such as children and youth programs and services and supportive services for special needs populations.
- Support for those experiencing homelessness and housing insecurity.

To address these needs, the City has established the following objectives and outcomes:

- Increase decent, safe, and affordable housing resources.
- Support paths to homeownership.
- Invest in public facility and infrastructure improvements.
- Support economic and workforce development.
- Provide administrative oversight and management.
- Support the provision of community supportive services.

3. Evaluation of past performance

The Community Development Administration (CDA) monitors all CDBG-funded activities, maintaining detailed records of expenditures and program outcomes. The preparation of performance reports is the responsibility of the CDA. As part of its monitoring efforts, the CDA maintains contracts with all public service providers and incorporates progress on these programs into the required reports.

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

4. Summary of citizen participation process and consultation process

The Citizen Advisory Committee (CAC) and the Community Development Administration provided citizen participation opportunities throughout the 2025-2029 consolidated planning process. The specific citizen participation activities undertaken included the following:

- Community Meeting: A community meeting was held at West Haven City Hall on March 19, 2025, to establish community needs and gaps in services.
- Community Survey: A community survey was conducted at the start of the planning process to gain input on community needs. The survey garnered 26 responses.
- Topical Workshops: Two (2) topical workshops for agencies and service providers were conducted to identify community needs, gaps in services/programming, and potential strategies. The topics for the different workshops included Housing, Economic, and Community Development and Public Services and Homelessness. These workshops were held at City Hall in the Emergency Operations Center Meeting room.

- **Public Hearings:** Two public hearings, including a public hearing on January 7, 2025 and a public hearing on July 28, 2025 (to come) were conducted to gather community feedback on the annual action plan and draft consolidated plan.

5. Summary of public comments

Public comments gathered through surveys, community meetings, and workshops identified several key priorities. Survey respondents emphasized the need for youth centers, neighborhood facilities, and improvements to streets and sidewalks. For individuals experiencing homelessness, there was a strong call for emergency shelters, affordable housing, and services for those affected by domestic violence. During community meetings, participants highlighted the importance of expanding affordable and supportive housing, enhancing accessibility, and improving public facilities and infrastructure. Service providers at workshops echoed these concerns, stressing the need for accessible housing and facilities, expanded mental health and addiction services, and basic resources for vulnerable populations, including the unhoused, elderly, and low-income families. Overall, the feedback reflects a broad consensus on the need for comprehensive support services, affordable housing, infrastructure improvements, and inclusive community development.

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

No comments were received that were not accepted by the CAC or the City administration.

7. Summary

Each year, the City of West Haven prepares an Annual Action Plan which provides information on its anticipated resources, its proposed activities and its program implementation and administration. The Year One Action Plan included in this document provides information on the City's anticipated resources, proposed activities and funding allocations for the one-year period from July 2025 to June 2026.

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

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

The CDA currently administers the Community Development Block Grant program, and in recent years has administered a series of Connecticut Department of Economic and Community Development grants

as well as other small housing related grants. As such, it has established itself as the lead agency in the City for housing-related programs, except for those programs and services managed by the local public housing authority. Long-standing financial as well as professional ties serve to assist communications between these two departments.

Consolidated Plan Public Contact Information

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

1. Introduction

Local coordination efforts continue to be organized under the aegis of the West Haven Community Development Administration (CDA). The Community Development Administrations' Citizen Participation Plan is the key document that guides West Haven's consultation with citizens, various agencies, and government officials.

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

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

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

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

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

The Town of West Haven does not receive ESG funds. However, interaction with the Greater New Haven Coordinated Access Network process provides an opportunity to address gaps in the Town's ability to deal with the issues of homelessness in the community. Emergency shelter needs in the City are filled by utilizing established shelters in New Haven. The City will continue to work actively with the Greater New Haven Coordinated Access Network to address the homeless needs of its residents.

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

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
West Haven Housing Authority	PHA	Needs Assessment Market Analysis Strategy	The West Haven Housing Authority provides public housing and manages section 8 vouchers in the City of West Haven. The West Haven Housing Authority was consulted via workshops and direct consultation.
West Haven Human Resources Department		Needs Assessment Market Analysis	The West Haven Human Resources supports social services in West Haven. The Department was consulted via topical workshops and direct consultation.
West Haven Interagency Network for Children (WHINC)		Needs Assessment Market Analysis	WHINC provides families with services for children with serious behavioral health needs. WHINC was consulted via the community meeting.
West Haven Youth and Family Services		Needs Assessment Market Analysis	West Haven Youth Services provides services, counseling, and consultation with families in West Haven. West Haven Youth and Family Services was consulted via Topical Workshops and the Community Meeting.
West Haven Public Library		Needs Assessment Market Analysis	West Haen Public Library provides a range of public services and resources for the community, including digital literacy programs. The public library was consulted via Topical Workshops.
Bridges Healthcare		Needs Assessment Market Analysis	Bridges Healthcare provides behavioral health services and outreach programs in West Haven. Bridges Healthcare was consulted via Topical Workshop and the Community Meeting.
West Haven Economic Development Department		Needs Assessment Market Analysis	West Haven Economic Development Department supports economic development initiatives in West Haven. The West Haven Economic Development Department was consulted via the Topical Workshop and Community Meeting.

West Haven Emergency Management Department		Needs Assessment Market Analysis	West Haven Emergency Management Department provides emergency management and homeland security services in West Haven. The Department was consulted via the Topical Workshop and Community Meeting
Vertical Church		Needs Assessment Market Analysis	Vertical Church provides a range of public services and basic needs through its Dream Center. Vertical Church was consulted via the Topical Workshop and Community Meeting
West Haven Elderly Services		Needs Assessment Market Analysis	West Haven Elderly Services provides a variety of services to residents 55 or older through the West Haven Senior Center. West Haven Elderly Services was consulted via the Topical Workshop.
1 st Congregational Church of West Haven		Needs Assessment Market Analysis	1 st Congregational Church of West Haven operates a community kitchen. 1 st Congregational Church was consulted via. Topical Workshops.
West Haven Planning and Development Department		Needs Assessment Market Analysis	The West Haven Planning and Development office is responsible for the current and future physical development of the City. The Department was consulted via the Topical Workshop
Columbus House		Needs Assessment Market Analysis	Columbus house provides people experiencing homelessness in the Greater New Haven Region by providing outreach services, emergency shelter, and housing. Columbus House was consulted via topical workshops.
Liberty Community Services		Needs Assessment Market Analysis	Liberty Community Services provides supportive housing and services for people experiencing homelessness in the Greater New Haven Area. Liberty was consulted via the Topical Workshop.
West Haven Board of Education		Needs Assessment Market Analysis	West Haven Board of Education provides educational resources and services. The West Haven Board of Education was consulted via Topical Workshops.
W.H.E.A.T		Needs Assessment Market Analysis	WHEAT provides food, personal care items, advocacy and support to those in the community suffering from food insecurity. WHEAT was consulted via the Topical Workshop

West Haven Community House		Needs Assessment Market Analysis	West Haven Community House provides children and youth services and residential services. West Haven Community House was consulted via the Topical Workshop
Yale CHCV/SSP		Needs Assessment Market Analysis	Yale Community Health Care Van and Syringe Services provides outreach and supplies to people with substance abuse disorders. Yale CHCV/SSP was consulted via the Topical Workshop
VA Homeless program		Needs Assessment Market Analysis	The VA Connecticut Healthcare System in West Haven provides a variety of programs to help homeless veterans. The VA was consulted via the Topical Workshop
United Way of Greater New Haven		Needs Assessment Market Analysis	United Way of Greater New Haven acts as the lead for the Greater New Haven Coordinated Access Network and provides a range of homeless services. The United Way of Greater New Haven was consulted via the Topical Workshop
Sandy Point Neighborhood Association		Needs Assessment Market Analysis	The Sandy Point Neighborhood Association advocates for the quality of life of the Sandy Point neighborhood. The Sandy Point Neighborhood Association was consulted via the Topical Workshop
CT Department of Mental Health and Addiction Services		Needs Assessment Market Analysis	CTDMHAS provides resources for crisis services. CTDMHAS was consulted via the Topical Workshop
BHcare		Needs Assessment Market Analysis	BHcare provides behavioral healthcare services and housing services. BHcare was consulted via the Topical Workshop
New Haven Continuum of Care		Needs Assessment Market Analysis	New Haven Continuum of Care provides mental health services, development disability services, and crisis services. The Continuum of Care was consulted via the Topical Workshop
Cornell Scott HHC		Needs Assessment Market Analysis	Cornell Scott-Hill Health Center provides comprehensive healthcare services in West Haven. Cornell Scott-Hill Health Center was consulted via the Topical Workshop

Community Action Agency of New Haven (CAANH)		Needs Assessment Market Analysis	CAANH provides a range of services and programs to individuals and families to prevent poverty. CAANH was consulted via the Topical Workshop
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Table 2 – Agencies, groups, organizations who participated

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Continuum of Care	CDA goals continue to overlap with Continuum of Care since both organizations strive to engage clients with proper outreach services to provide necessary support. State funding for many public services continues to decrease. This increases the importance of limited CDBG funding for public services.
West Haven Affordable Housing Plan	Planning and Zoning Department	The West Haven Affordable Housing Plan outlines goals and strategies for addressing the affordable housing needs in West Haven. The goals from this strategic plan overlap with the goals of this Consolidated Plan.

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))

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

Narrative (optional):

See narratives above.

PR-15 Citizen Participation – 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 City of West Haven and Community Development Administration utilizes a mayor-appointed (ad-hoc) Citizen Advisory Committee (CAC) as the foundation of its citizen participation process. The composition of this committee is governed by the City's Citizen Participation Plan. The CAC and the Community Development Administration provided citizen participation opportunities throughout the 2025-2029 Consolidated Planning process. The specific citizen participation activities undertaken included the following:

- Community Meeting: A community meeting was held at West Haven City Hall on March 19, 2025, to establish community needs and gaps in services.
- Community Survey: A community survey was conducted at the start of the planning process to gain input on community needs. The survey garnered 26 responses.
- Topical Workshops: Two (2) topical workshops for agencies and service providers were conducted to identify community needs, gaps in services/programming, and potential strategies. The topics for the different workshops included Housing, Economic, and Community Development and Public Services and Homelessness. These workshops were held at City Hall in the Emergency Operations Center Meeting room.
- Public Hearings: Two public hearings, including a public hearing on January 7, 2025 and a public hearing on July 28, 2025 (to come) were conducted to gather community feedback on the annual action plan projects and draft consolidated plan.

Supporting documentation including public notices, community meeting comments, topical workshop notes, and minutes of the public hearings are attached as part of the Citizen Participation Appendix (to come).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Survey	Non-targeted/broad community	The survey received 26 responses.	The survey responses indicated that priority needs include youth centers, neighborhood facilities, and street and sidewalk improvements. For persons experiencing homelessness, respondents highlighted the need for emergency shelters, affordable housing, and services and resources for persons experiencing domestic violence. All survey responses can be found in the Appendix (to come).	All comments were accepted.	

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	Community Meeting	Non-targeted/broad community	26 people attended the community meeting.	Comments received at the community meeting indicated a need for more affordable and supportive housing; accessibility improvements; services for special needs populations and persons experiencing homelessness; and improved public facilities and infrastructure. A full list of comments can be found in the Appendix (to come).	All comments were accepted.	

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	Workshop: Housing and Community and Economic Development	Non-targeted/broad community	8 people attended this workshop.	At this workshop, service providers commented on the need for accessible facilities and housing, improved infrastructure, and public services and resources for basic needs. A full list of comments can be found in the Appendix (to come).	All comments were accepted.	

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	Workshop: Public Services and Homelessness	Non-targeted/broad community	34 people attended this workshop.	At this workshop, service providers commented on the need for expanded housing, mental health care, addiction services, and basic resources for vulnerable populations, including the unhoused, elderly, and low-income families. A full list of comments can be found in the Appendix (to come).	All comments were accepted.	
5	Public Hearing for Annual Action Plan	Non-targeted/broad community	A Citizen's Advisory Committee public hearing was held on January 7, 2025. There were 5 people in attendance.	There were no comments received	N/A	
6	Public Hearing for Draft Consolidated Plan	Non-targeted/broad community	A City Council public hearing was held on July 28, 2025 (to come), to gather input on the draft Consolidated Plan.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The following provides the key findings from the needs assessment:

Affordable Housing: The most common housing problem experienced by households in West Haven is housing cost burden. Households making less than 30% of the Area Median Income are most impacted by housing cost burden, highlighting the need for deeply affordable housing.

Assisted Housing: West Haven has a total of 612 public housing units, of which, 516 are elderly/disabled units and 96 are family units. In addition to managing public housing, the West Haven Housing Authority assists approximately 1,207 Housing Choice Voucher families. The waitlists for public housing and housing choice vouchers are long and indicate the need for more affordable housing options.

Homelessness: In 2024, West Haven opened an overnight warming center at 689 Campbell Avenue which had a 20-person capacity. The Warming Center was filled to capacity every night, highlighting the urgent need for more resources and support for homeless individuals in the area.

Special Needs Populations: There are several groups in West Haven that have special needs. These identified special needs groups include the elderly, persons with physical disabilities, persons with behavioral and mental disabilities, veterans, victims of domestic violence, persons with HIV/AIDS, and youth. These groups are in need of additional services and programs.

Non-Housing Needs: There is a need for additional public facilities to meet the needs of West Haven residents including homeless facilities, youth facilities, and domestic violence facilities. In addition, there is a need to improve accessibility and ADA compliance of sidewalks across the City to improve accessibility. Finally, there is a need to improve public infrastructure and storm drainage to help mitigate the impacts of flooding.

Public Service Needs: The City of West Haven supports a broad range of public services to meet the needs of its residents. These services are provided through a cooperative effort between the City and non-profit service providers, however there is a need for additional public services including basic needs services, youth programming, elderly services, disabled services, and job training services.

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

Summary of Housing Needs

The housing needs for moderate-, low-, very low-, and extremely low-income households in West Haven presented in the following Housing Needs Tables utilize the 2016-2020 American Community Survey (ACS) and Comprehensive Housing Affordability (CHAS) data provided by the U.S. Department of Housing and Urban Development (HUD) to determine the extent of households with housing problems. CHAS and ACS estimates are based on survey data collected annually from a sample of the U.S. population.

The definition of housing problems utilized in these cross tabulations is a non-duplicative count of households with housing problems including those that occupy units with physical defects (lacking complete kitchen or bathroom); live in overcrowded conditions (a housing unit with more than one person per room); or have a housing cost burden, including utilities, exceeding 30% of gross income, or have a severe housing cost burden, including utilities, exceeding 50% of gross income.

West Haven has a population of 54,665 and 19,730 households. Between 2015 and 2020, the City saw a slight population decline of 1% and a 2% decrease in the number of households. Despite this, the median income in West Haven rose by 26%, from \$50,846 to \$64,255. When adjusted for inflation, the purchasing power of the median household income increased by approximately 16%.

According to Table 6, 53.4% of households in West Haven earn less than 80% of the HUD Area Median Family Income (HAMFI), which is \$113,200 for the New Haven, CT Metropolitan Statistical Area (MSA). The MSA includes Bethany, Branford, East Haven, Guilford, Hamden, Madison, Meriden, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven, and Woodbridge. Households with at least one person aged 75 or older and those with one or more children aged 6 or younger are more likely to fall into low-, very-low-, and extremely low-income categories. Specifically, 66.1% of households with someone aged 75 or older and 68.7% of households with young children earn less than 80% of HAMFI.

The primary housing issues in West Haven are related to cost burdens, where housing costs exceed 30% of household income. Issues such as overcrowding, severe overcrowding, substandard housing, and zero/negative income affect only 10.9% of households facing housing problems. Both renters and homeowners in West Haven experience housing cost burdens, with 49.1% of renter households and 25.6% of homeowner households spending more than 30% of their income on housing.

Among renter households experiencing cost burdens, many are small, related households (1,280 households), representing 50% of renter households with such burdens. Many cost-burdened homeowner households are elderly, with 1,085 elderly homeowner households facing housing cost burdens, accounting for 41.8% of owner households experiencing these burdens.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	55,190	54,665	-1%
Households	20,135	19,730	-2%
Median Income	\$50,846.00	\$64,255.00	26%

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	3,635	2,755	4,155	2,275	6,915
Small Family Households	1,570	1,055	1,715	870	3,885
Large Family Households	70	225	420	265	525
Household contains at least one person 62-74 years of age	634	760	815	620	1,940
Household contains at least one person age 75 or older	425	240	415	130	425
Households with one or more children 6 years old or younger	515	490	620	290	450

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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	15	0	0	15	0	30	0	15	45
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	165	60	85	0	310	15	15	10	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	110	20	130	325	15	4	0	0	19
Housing cost burden greater than 50% of income (and none of the above problems)	1,750	545	75	0	2,370	505	415	325	40	1,285

	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)	450	720	820	15	2,005	70	385	835	265	1,555
Zero/negative Income (and none of the above problems)	120	0	0	0	120	10	0	0	0	10

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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,980	730	180	130	3,020	535	465	335	55	1,390
Having none of four housing problems	1,035	1,075	1,905	865	4,880	80	485	1,735	1,225	3,525
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	1,280	710	365	2,355	164	185	570	919
Large Related	55	105	170	330	15	65	145	225
Elderly	440	245	119	804	365	465	255	1,085
Other	655	330	235	1,220	60	120	185	365
Total need by income	2,430	1,390	889	4,709	604	835	1,155	2,594

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	295	295	160	135	0	295
Large Related	0	0	0	0	0	15	0	15
Elderly	370	70	4	444	300	210	105	615
Other	0	505	180	685	60	0	0	60
Total need by income	370	575	479	1,424	520	360	105	985

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	210	170	105	130	615	15	19	0	0	34
Multiple, unrelated family households	0	0	0	0	0	15	0	10	0	25
Other, non-family households	20	0	0	0	20	0	0	0	0	0
Total need by income	230	170	105	130	635	30	19	10	0	59

Table 1– 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								

Table 2 – Crowding Information – 2/2

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

CHAS data does not specifically identify single-person households in need of housing assistance. However, using Census data for the City as a whole, the number and type of single-person households can be roughly estimated. Of the total households in West Haven, 37% (7,512) are non-family households, and approximately 80% of these are single person households. Therefore, it is likely that the majority of “other” households in the referenced tables are individuals living alone. Among these single person households, 26.5% are aged 65 and over, indicating that a significant portion of those experiencing housing needs are elderly individuals living alone.

In addition, chronic homelessness among single adults is much more common than among families, as evidenced by the 2024 Connecticut Balance of State (CTBOS) Point-In-Time Homeless Counts. In 2024,

95% of chronically homeless adults were single adults (59 individuals). However, due to the PIT counts not being available for West Haven alone, it is challenging to determine how many of these individuals reside in West Haven.

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

Disabled Families: Of the total civilian noninstitutionalized population in West Haven, approximately 12% (6,474 +/- 563) have a disability, according to 2020 5-year ACS estimates. Of those 65 years and over, an estimated 28% (1,924 +/- 309) have a disability. Among those 65 years and over, the most common disability is ambulatory difficulty at 20% (1,318 +/- 220). Ambulatory difficulties are also common among the overall population 18 to 64, at 5% (1,770 +/- 268). Individuals with ambulatory difficulties may need to use walkers or wheelchairs, necessitating ADA-compliant/wheelchair-accessible housing. In addition, 5.1% of the population has an independent living difficulty and 5.1% have a cognitive disability, highlighting the need for housing with supportive services.

Victims of Domestic Violence: The 2023 State of Connecticut Family Violence Detailed Reports recorded a total of 403 family violence offenses in West Haven. The most common offenses recorded included breach of peace/disorderly conduct (204), assault (73), violation of court order (55), and threatening (31). Due to the private and difficult nature of family violence crimes, these incidents are likely underreported.

Victims of Sexual Assault and Stalking: Detailed data on sexual assault and stalking victims in need of housing assistance is not readily available. However, according to data from the FBI's Uniform Crime Data Explorer, there were 8 reported rapes in West Haven in 2023. Similar to family violence, sexual assault and stalking crimes are likely underreported due to their private and sensitive nature. In addition, West Haven funds services for sexual abuse victims under the age of 18. On average, West Haven assists 25 sexual abuse victims under the age of 18 every year.

What are the most common housing problems?

The most common housing problem in West Haven is cost burden greater than 50% of income, followed by cost burden greater than 30% of income. According to Table 7, Housing Problems Table, housing cost burdens over 50% of income affect 3,655 households with an AMI less than 100% in West Haven (18.5% of all households), and housing cost burdens between 30% and 50% of income affected 3,560 households with an AMI less than 100% (18.0% of all households). Over 35% of households with an AMI less than 100% in West Haven experience some level of cost burden.

In contrast, the other household problems are relatively rare in West Haven. Among those with a household income of 100% AMI or below, there are 60 households (0.3% of all households) that have substandard housing, 350 households (1.8% of all households) have severe overcrowding with more than 1.51 people per room, and 344 households (1.7% of all households) experience overcrowding with 1.01 to 1.5 people per room.

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

Generally, households in the lowest income groups are more likely to be affected by housing cost burdens over 50% of income, while households with higher incomes are more likely to be affected by cost burdens over 30% of income. Renters experience cost burdens in greater numbers than owners, even though renters comprise only about 44.1% of the total households in West Haven.

The lowest-income renters are the most affected by housing cost burdens when measured in total numbers. 2,430 renters with incomes in the 0-30% AMI range (80.6% of renters with incomes in the 0-30% AMI range) are experiencing cost burdens of over 30% of income. In contrast, there are 604 owners with incomes in the 0-30% AMI range who are experiencing cost burdens of over 30% income; a smaller total number of households, but a greater percentage (98.2%) of owners in that income category. As income increases, the most common housing problem shifts to cost burden of 30-50% for both renters and owners. However, there are far fewer renters in the 80-100% AMI income category with any housing problems (15 households with 30-50% cost burden, 0 households with 50% cost burdens) than there are owners (265 households with 30- 50% cost burden, 40 households with 50% cost burden). This difference may point to greater numbers of homeowners having mortgages that are more expensive than they can afford compared to fewer renters in the same income bracket having rents that they cannot afford.

Among household types experiencing cost burdens greater than 30%, small related renter households making 0-30% AMI are most prevalent (1,280 households), representing 42.5% of all renter households in that income category. Among homeowners, the elderly are disproportionately affected. Of owners in the 0-30% AMI income category, 365 households (33.6%) are elderly; of owners in the 30-50% AMI income category, 465 (42.9%) are elderly.

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

Housing problems are not limited to the homeless and families and individuals in transitional housing. Acute housing crises can occur quickly for those households whose income is substantially below the area median and who spend a large amount of their income on housing. For households in the West Haven area earning less than 80% of area median income and who spend 30% or more of their income on housing, an unexpected bill or the loss of a job can be financially catastrophic almost immediately. An estimated 7,303 or 37% of households in West Haven meet this definition, according to American Community Survey data. Of the most extreme at-risk households, those making less than or equal to only 30% of area median income and spending more than 50% of income on housing needs, are 890 or 4.5% of households. Of these extreme high-risk households, 58.4% are homeowners and 41.6% are renters. All renters that are making less than 30% of AMI and are extremely cost burdened, are elderly. Among the 520 owner households that are making less than 30% of AMI and are extremely cost

burdened, the largest group is elderly non-families at 57.7%, followed by small families at 30.8%. Additional affordable housing could substantially reduce the financial stress that these households face.

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

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

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

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

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

Discussion

See narratives above.

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

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

Introduction

HUD asks grantee communities to evaluate the extent that any racial or ethnic group has a disproportionately greater housing need in comparison to the needs of the population as a whole. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten percentage points higher than the percentage of persons in the category as a whole. In 2020, roughly 45.7% of all households in West Haven were minority households. 20.4% of households are Black/African American, 21.6% are Hispanic, 3.4% are Asian, and less than 1% (70 households) are American Indian or Alaska Native. The following tables were used to determine if any racial or ethnic group has a disproportionately greater need in terms of housing problems in comparison to the needs of that category as a whole. As the data in the following tables indicate, 7,970 households earning between 0%-100% of HAMFI face some form of housing problem. As shown in Table 7, the most common housing problem in West Haven is housing cost burden. Households earning between 0-100% of HAMFI and that have one or more housing problems, represent 40.4% of total households in the City of West Haven. The following tables show housing problems disaggregated by race and ethnicity.

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	3,040	595	0
White	1,400	340	0
Black / African American	540	145	0
Asian	85	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,015	65	0

Table 3 - 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	455	0
White	1,075	225	0
Black / African American	645	40	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	530	145	0

Table 4 - 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	2,170	1,985	0
White	930	1,260	0
Black / African American	415	330	0
Asian	50	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	685	260	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

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	460	1,810	0
White	325	940	0
Black / African American	80	310	0
Asian	4	4	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	24	495	0

Table 56 - 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 data shown above indicates that racial and ethnic minorities are disproportionately affected by housing problems at low incomes.

For the jurisdiction as a whole, 83.6% (3,040 households) of households with incomes in the 0-30% HAMFI range experiences one or more of four housing problems. Within that income group, Hispanic households are disproportionately affected, with 94% (1,015 households) affected by housing problems.

For the jurisdiction as a whole, 83.5% (2,300 households) of households with incomes in the 30-50% AMI range experiences one or more of four housing problems. Within that income group, Black/African American households are disproportionately affected, with 94.2% (645 households) affected by housing problems.

For the jurisdiction as a whole, 52.2% (2,170 households) of households with incomes in the 50-80% AMI range, experiences one or more of four housing problems. Within that income group, Hispanic households are disproportionately affected, with 72.5% (685 households) affected by housing problems.

For the jurisdiction as a whole, 20.3% (460 households) of households with incomes in the 80-100% AMI range, experiences one or more of four housing problems. Within that income group, Asian households are disproportionately affected, with 50.0% (4 households) affected by housing problems. American Indian and Alaska Native households are also disproportionately affected, with 100% (25 households) affected by housing problems. However, due to the small number of Asian and Alaska Native households in the 80-100% AMI income range in West Haven, and the margins of error inherent in survey data, this finding of disproportionality may not be reliable or significant.

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

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

Introduction

As the data in the following tables indicates, 4,410 households earning between 0%-100% of HAMFI face some form of severe housing problem, equating to 22.4% of total households. The four severe housing problems defined by HUD include households lacking complete kitchen facilities, households lacking complete plumbing facilities, households with more than 1.5 persons per room, and households with cost burden over 50%. As shown in Table 7, cost burden over 50% is the most common severe housing problem in West Haven. The following tables show housing problem data disaggregated by racial and ethnic groups in order to identify disproportionally greater housing 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	2,515	1,115	0
White	1,235	505	0
Black / African American	510	170	0
Asian	85	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	685	395	0

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	1,195	1,560	0
White	500	800	0
Black / African American	355	335	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	325	345	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

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	515	3,640	0
White	290	1,900	0
Black / African American	145	605	0
Asian	15	135	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	875	0

Table 6 – 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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	185	2,090	0
White	115	1,150	0
Black / African American	65	325	0
Asian	4	4	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	0	520	0

Table 20 – Severe Housing Problems 80 - 100% 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%

Discussion

Racial and ethnic minorities are disproportionately affected by severe housing problems at the 80-100% HAMFI range .

For the jurisdiction as a whole, 69.3% (2,515 households) of households with incomes in the 0-30% HAMFI range, experiences one or more of four severe housing problems and no racial or ethnic group is disproportionately affected.

For the jurisdiction as a whole, 43.4% (1,195 households) of households with incomes in the 30-50% HAMFI range experiences one or more of four severe housing problems and no racial or ethnic group is disproportionately affected.

For the jurisdiction as a whole, 12.4% (515 households) of households with incomes in the 50-80% HAMFI range, 12.4% (515 households) experience one or more of four severe housing problems. Within that income group, no racial or ethnic group is disproportionately affected by severe housing problems.

For the jurisdiction as a whole, 8.1% (185 households) of households with incomes in the 80-100% HAMFI range experiences one or more of the four severe housing problems. Within that income group, 50% (4 households) of Asian households experience severe housing problems. Due to the small number of Asian households in the 80-100% AMI income range in West Haven, and the margins of error inherent in survey data, this finding of disproportionality may not be reliable or significant.

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

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

Introduction:

As the data in the following tables indicates, 7,910 households in West Haven (or 40.1% of all households) face some form of housing cost burden. The following tables indicate that certain racial and ethnic groups face a disproportionately greater housing need related to housing cost burdens, specifically as it pertains to housing cost burdens between 30-50%. No racial or ethnic group has a disproportionately greater need as it pertains to housing cost burdens over 50%.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,685	4,060	3,850	140
White	6,720	1,855	1,970	60
Black / African American	2,115	670	925	20
Asian	480	35	95	10
American Indian, Alaska Native	0	25	0	0
Pacific Islander	0	0	0	0
Hispanic	2,035	1,350	840	35

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

In the jurisdiction as a whole, 59.2% of households spend less than 30% of their income on housing and 40.1% of households are cost burdened; 20.6% of households spend 30-50% of their incomes on housing, and 19.5% spend more than 50% of their income on housing.

When racial and ethnic groups are considered as a whole and not divided by income groups, the only groups demonstrating disproportionately greater need related to cost burden are American Indian and Alaska Native households and Hispanic households with disproportionately greater housing cost burdens between 30-50% of income. 100% (25 households) of American Indian and Alaska Native households experience housing cost burden between 30-50% and 31.7% (1,350 households) of Hispanic households experience housing cost burden between 30-50%.

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?

Within the 0-30% HAMFI range, Hispanic households are disproportionately affected by the four housing problems and no households are disproportionately affected by the four severe housing problems.

Within the 30-50% HAMFI range, Black/African American households are disproportionately affected by the four housing problems and no racial or ethnic groups is disproportionately affected by severe housing problems.

Within the 50-80% HAMFI range, Hispanic households are disproportionately affected by the four housing problems and no racial or ethnic groups is disproportionately affected by severe housing problems.

Within the 80-100% HAMFI range, American Indian and Alaska Native and Asian households are disproportionately affected by the four housing problems. Asian households at this income category are also disproportionately affected by severe housing problems.

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

None

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

Overall, minority populations in West Haven are concentrated in the north side of the City, north of Downtown and the Interstate 95 corridor, as well as along the southeastern shoreline area of the City. Black/African-American households are generally concentrated in these same neighborhoods as well. The Hispanic population in West Haven can be found concentrated in the neighborhoods abutting Interstate 95 and U.S. Route 1 (Boston Post Road), as well as a few other isolated pockets. Finally, the Asian population is generally concentrated in the northeast area of the City, north of U.S. Route 1 (Boston Post Road) in the Allingtown neighborhood.

NA-35 Public Housing – 91.205(b)

Introduction

The West Haven Housing Authority's (WHHA) mission is to provide and enhance affordable living opportunities for individuals and families with the greatest housing needs. This includes seniors and disabled people living on fixed incomes, homeless veterans, and families with low income. WHHA offers a broad range of housing options to address the unique needs faced by each of these groups. Their guiding principles are to ensure public trust, protect the dignity of people with limited resources, support independent living, promote resident empowerment, establish and maintain strong community partnerships, and provide communities of choice to low and moderate-income residents throughout the City of West Haven.

WHHA is governed by a five-member Board of Commissioners, appointed by the Mayor of the City of West Haven and approved by the West Haven City Council. WHHA has a total of 612 public housing units, of which, 516 are elderly/disabled units and 96 are family units. The following provides information about WHHA units:

- Elderly/Disabled Housing:
 - Surfside Apartments at 200 Oak Street has a total of 254 units, including 194 efficiency units, 54 1-bedroom units, and 6 2-bedroom units.
 - Union School Apartments at 174 Center Street have a total of 34 units, including 2 efficiency units, and 32 1-bedroom units.
 - Morrissey Manor Apartments at 15 Bay Shore Drive have a total of 125 units, including 15 efficiency units, 105 1-bedroom units, and 5 2-bedroom units.
 - John Prete Apartments at 1187 Campbell Avenue have a total of 103 units, including 94 1-bedroom units, and 9 2-bedroom units.
- Family Housing:
 - Spring Heights Apartments at 23B Glade Street have a total of 96 units, including 22 1-bedroom units, 44 2-bedroom units, 24 3-bedroom units, and 6 4-bedroom units.

As of May 2025, the public housing elderly and disabled housing waitlist is open at this time and accepting applications, while the family housing waiting list is closed and not accepting applications..

In addition to managing public housing, WHHA also assists approximately 1,207 Section 8/Housing Choice Voucher (HCV) families. The Section 8 Waitlist is closed as of May 2025 and not accepting applications.

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	15,495	15,298	0	15,568	12,218	0
Average length of stay	0	0	7	6	0	6	0	0
Average Household size	0	0	1	2	0	2	1	0
# Homeless at admission	0	0	0	2	0	1	1	0
# of Elderly Program Participants (>62)	0	0	393	176	0	169	7	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	133	335	0	280	55	0
# of Families requesting accessibility features	0	0	604	1,080	0	993	87	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	5	5	0	5	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	57	241	0	235	6	0	0
Not Hispanic	0	0	547	839	0	758	81	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Section 504 of the Rehabilitation Act of 1973 prohibits federal agencies and all non-federal agencies receiving federal funds from excluding people with disabilities, including psychiatric disabilities, from programs or activities (including specific housing programs) because of their disability. When opportunities arise, the WHHA will continue to make accessibility part of its housing rehabilitation initiatives and programs. These efforts will be targeted to units where persons with disabilities reside or will reside.

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

Residents of Public Housing are in need of educational and employment services. In addition, they are in need of affordable childcare and transportation services. Housing Choice voucher holders are in need of more voucher compliant housing units and permanent affordable housing. Many housing choice voucher holders often find it difficult to find housing units that pass the inspection. There is a need to educate landlords on the housing voucher requirements to help increase the availability of units to HCV holders. Other common needs of low- and moderate-income households include social and medical services, as low- and moderate-income households are often without or have inadequate health insurance.

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

The needs of residents in Public Housing and HCV holders are generally similar to the needs of many low-income households in the City. However, many needs, including social service, economic self-sufficiency, and medical service needs, are further exacerbated by the overriding need for safe, decent, and affordable housing. Social, economic, educational, and medical needs are difficult to address effectively without an individual or family having secure transitional or permanent housing in place. The low- and moderate-income households across the City face many of the same housing issues: high cost and short supply of available land for development, shortage of new affordable housing stock, and shortage of assistance funds create financial impediments to housing for many.

Discussion

Of the 604 public housing units, the majority are used by elderly program participants (65.1%) and 22.0% are used by disabled families. Of 993 tenant-based voucher recipients, 17.0% are elderly program participants and 28.2% are disabled families. Of the 87 Veteran's Affairs Supportive Housing Vouchers, the majority of recipients are disabled (63.2%).

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Greater New Haven Coordinated Access Network (CAN), managed by United Way of Greater New Haven addresses homelessness in the region and participates in the Connecticut Balance of State (CTBOS) Continuum of Care. The City of West Haven's strategy for addressing homelessness and the priority needs of persons and families experiencing homelessness is embodied in the work of the Greater New Haven CAN, of which West Haven is a member. The CAN plans and provides for identified homeless needs at each step of the process, leading individuals and families experiencing homelessness from housing crisis to permanent housing and independent living.

Currently, there are no shelters in West Haven. West Haven residents experiencing homelessness who call 211 or otherwise contact West Haven in need of shelter are referred to shelters in the City of New Haven, such as Columbus House, due to its close proximity. In 2024, West Haven opened an overnight warming center at 689 Campbell Avenue which has a 20-person capacity. The Warming Center has been filled to capacity every night, highlighting the urgent need for more resources and support for individuals experiencing homelessness in the area. Due to the high demand, the Warming Center will continue operating and will also serve as a cooling center on the weekends when other public facilities, such as the library, are not open during the heat of the summer.

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

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

Nature and Extent of Homelessness: (Optional)

RACE:	SHELTERED:	UNSHELTERED (OPTIONAL)
ETHNICITY:	SHELTERED:	UNSHELTERED (OPTIONAL)

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

The 2024 CTBOS Point in Time Counts identified that 31.9% of people experiencing homelessness in the CTBOS region were families with children. According to CT Data Collaborative, 211 data shows that in 2023 there were 230 calls made to 211 regarding minors and adults with children (0-17 years old) from West Haven who were in need of services related to housing insecurity. These 230 calls equated to 430 children in West Haven in need of housing insecurity services. ACS data estimate there are approximately 6,441 households in West Haven with one or more people under 18 years of age. This suggests that roughly 3.6% of households with children under 18 years old are in need of housing assistance. According to EdSight's Homelessness data, in the 2023 to 2024 school year, 48 students in the West Haven School District were homeless, representing less than 1 percent of the student population.

About 5.3% of West Haven's population 18 years and over are veterans. The 2024 CTBOS Point in Time Counts identified that 5.2% of people experiencing homelessness in the CTBOS region were veterans. No data is collected regarding veteran status for families in need of housing assistance in West Haven, but through direct consultation with social service providers, there is a need for housing assistance and supportive housing options for the veteran population in West Haven.

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

The 2024 CTBOS Point in Time Counts identified that 34.8% of people experiencing homelessness are White, 26.7% are Black or African American, and 26.4% are Hispanic. Of those people who are experiencing unsheltered homelessness, 52.5% are White, 26.0% are Black or African American, and 15.1% are Hispanic.

Of the student population experiencing homelessness, Black/African American and Hispanic students are disproportionately affected with 41.7% of homeless students being Black/African American and 47.9% being Hispanic.

According to CT Data Collaborative, in 2024, 1,045 renters were facing eviction and there were 413 eviction filings. 48% of householders facing eviction were white, 25% were Black/African American, and 23% were Hispanic. No race or ethnic groups were disproportionately affected by evictions.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 CTBOS Point in Time Counts identified that 17.2% of people experiencing homelessness are unsheltered. Of those that are unsheltered, 3.2% are experiencing chronic homelessness; 99.4% are adults with no children; 40% have serious mental illness; 27% have a substance use disorder; 30% are domestic violence survivors; 6% are veterans; and 3% have HIV or AIDS.

Of those experiencing homelessness in the CTBOS region, 82.8% are sheltered. Of those that are sheltered, 87.9% are in emergency shelters, 11.2% are in transitional housing, and less than one percent are in Safe Haven shelters. Of those that are sheltered, 4% are domestic violence survivors, 35% have a serious mental illness, 21% have a substance use disorder, and 3% have HIV or AIDS. 5.1% of those that are sheltered are veterans. 17.1% of sheltered households are households with children.

Discussion:

See narratives above.

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

Introduction:

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

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

The following sections describe the characteristics and extent of special needs populations in West Haven, utilizing 2016-2020 ACS data and data from other state and national-level organizations to estimate the size and specific needs of these groups.

Describe the characteristics of special needs populations in your community:

Elderly: An estimated 12.8% of West Haven's population is 65 years or older. With 66.1% of households that include at least one person aged 75 or older falling into low-, very low-, and extremely low-income categories, seniors are particularly vulnerable to rising housing prices due to their fixed incomes.

Persons with behavioral health disorders: According to the Department of Mental Health and Addiction Services (DMHAS) 2023 Report, 1,330 West Haven residents were admitted to substance abuse or mental health treatment programs; 463 were admitted for substance abuse; 779 were admitted for mental health; and 88 were admitted for both substance abuse and mental health.

Persons with disabilities: Of the total civilian noninstitutionalized population in West Haven, approximately 12% (6,474 +/- 563) have a disability, according to 2020 5-year ACS estimates. Of those 65 years and over, an estimated 28% (1,924 +/- 309) have a disability. Among those 65 years and over, the most common disability is ambulatory difficulty at 20% (1,318 +/- 220). Ambulatory difficulties are also common among the population 18 to 64, at 5% (1,770 +/- 268). Individuals with ambulatory difficulties may need to use walkers or wheelchairs, necessitating ADA-compliant/wheelchair accessible housing. In addition, 5.1% of the population has an independent living difficulty and 5.1% have a cognitive disability, highlighting the need for housing with supportive services

Victims of Domestic Violence: The 2023 State of Connecticut Family Violence Detailed Reports recorded a total of 403 family violence offenses in West Haven. The most common offenses recorded included breach of peace/disorderly conduct (204), assault (73), violation of court order (55), and threatening (31). Due to the private and difficult nature of family violence crimes, these incidents are likely underreported. Detailed data on sexual assault and stalking victims in need of housing assistance is not readily available. However, according to data from the FBI's Uniform Crime Data Explorer, there were 8 reported rapes in West Haven in 2023. Similar to family violence, sexual assault and stalking crimes are likely underreported due to their private and sensitive nature. In addition, West Haven funds services for sexual abuse victims under the age of 18. On average, West Haven assists 25 sexual abuse victims under the age of 18 every year.

Veterans: Data from the 2016-2020 ACS indicate that 2,298 people in West Haven are civilian veterans, or approximately 5.3% of the Civilian population age 18 or older. According to the Balance of State Continuum of Care's 2024 Point in Time counts, 141 persons experiencing homelessness in the CTBOS region are veterans.

Youth: According to 2016-2020 ACS data, there are an estimated 11,440 children under the age of 18 residing in West Haven, equal to 20.6% of the City's population. The ACS data estimate that 13.7% of West Haven children live below the poverty line.

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

Elderly: The greatest need of the senior population are better social services such as case management, coordination of applications for Medicare/Medicaid, SNAP, senior tax freeze, and renter's rebate. In addition, there is an ongoing waitlist for senior housing within West Haven. Many older adults experience housing insecurity and are at risk of eviction due to fixed incomes, but there are limited housing resources available within the city. Seniors are also in need of better transportation services and food services. Lastly, there is also a need for additional outreach specialists and social workers to support the work of the Department of Elderly Services.

Persons with behavioral health disorders: There is an increased demand for counseling and rehabilitation programs for people facing substance use disorders and mental health disorders. There is also a need for continued support of child mental health and addiction services.

Persons with disabilities: There is a significant need for accessible housing that accommodates physical disabilities, including features such as wheelchair accessibility. Infrastructure improvements, such as sidewalks and accessible public transportation are also crucial to ensure that individuals with disabilities can navigate their communities safely and independently. Persons with individual living difficulty are in need of respite care and other supportive services. In addition, there is need for educational and social programming for disabled teens and adults that teach life skills and job training.

Victims of Domestic Violence: Domestic Violence and sexual assault victims are in need of safe and secure shelter facilities and comprehensive support services such as counseling and legal assistance.

Veterans: The City of West Haven is one of the centers for veteran's care in the state of Connecticut because of the presence of the VA Hospital campus on Campbell Avenue. The West Haven VA Hospital is the primary in-patient veterans' healthcare facility in Connecticut, and one of only two veterans' ambulatory care centers in the state. Veterans in West Haven are in need of affordable housing to prevent homelessness, especially after release from care facilities.

Youth: There is a need for positive and enriching youth programming during summer and after school hours. There is also a need for youth and young adult drop-in center for disengaged youth to provide them with safe engagement opportunities. Finally, there is a need for expanding the services of family clinics, as there is a waiting list for therapists.

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

Connecticut has two Ryan White Part A Programs including the Hartford Transitional Grant Area (TGA) and New Haven Eligible Metropolitan Area (EMA). West Haven is part of the New Haven EMA. According to the Connecticut Department of Health's 2021 Epidemiologic Profile of HIV, of the 22,019 HIV infections reported in CT between 1981-2019, 12,418 were residents of the New Haven EMA. Of those living with HIV in the New Haven EMA, 64% are 50 years or older and 66% are male; 71% are people of color (38% Black or African American (non-Hispanic) and 32% Hispanic). According to the Connecticut Department of Health, in 2020, an estimated 529 people in West Haven are living with HIV.

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:

See narratives above. West Haven does not receive HOME funding as an entitlement and has no plans to use HUD resources for TBRA assistance.

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

Describe the jurisdiction's need for Public Facilities:

The City of West Haven, like many urban areas in the Northeast, is faced with physical problems such as an aging building stock and infrastructure. As a small city that shares many of the same social and economic problems as much larger urban centers, a great demand is placed upon the City of West Haven to provide a host of public facilities and services to low- and moderate-income individuals in the region.

There is a need for additional public facilities to meet the needs of West Haven residents including homeless facilities, youth facilities, and domestic violence facilities. West Haven's warming facility is regularly at capacity, highlighting the need for additional homeless facilities. People experiencing homelessness are also in need of shower facilities and additional shelter space specifically in West Haven. While there are a number of homeless shelters in New Haven, many people experiencing homelessness in West Haven would like to stay in West Haven and not have to relocate to New Haven or another location for services/shelter. West Haven is also in need of a youth or community center to create a safe space for recreational programming to take place after school hours and provide after-school childcare services. There is a need for a domestic violence crisis center in West Haven to provide a safe space for individuals experiencing domestic violence to access supportive services, housing, and resources. Finally, the Public Library hosts many important educational programming and resources, however many of these programs and resources are currently at capacity, highlighting the need for additional resources or upgraded facilities so that it can continue to provide important educational resources for all community members.

How were these needs determined?

In documenting the non-housing community development needs of West Haven, the City has performed a review of the CDBG funding requests of recent years, has summarized comments from community outreach efforts and has reviewed needs presented in current City-wide community documents, programs, and applications.

Describe the jurisdiction's need for Public Improvements:

West Haven's roads and streets provide its residents with access to jobs, services, and recreation, and are a vital component of the City's infrastructure. Maintenance and improvement of the City's streets and sidewalks is therefore essential to continued viability and economic growth. There is a need to improve accessibility and ADA compliance of sidewalks across the City to improve accessibility and address tripping and falling hazards. Due to West Haven's location on the water, storm drainage and flood prone infrastructure improvements are also needed to address flooding.

How were these needs determined?

In documenting the non-housing community development needs of West Haven, the City has performed a review of the CDBG funding requests of recent years, has summarized comments from community outreach efforts and has reviewed needs presented in current city-wide community documents, programs, and applications.

Describe the jurisdiction's need for Public Services:

The City of West Haven supports a broad range of public services to meet the needs of its residents. These services are provided through a cooperative effort between the City and non-profit service providers. Based on community engagement with the public and service providers, there is a need for the following public services:

Basic Needs Services: There is a need for services that provide basic needs to West Haven residents including food, clothing, and hygiene products. There are several organizations in West Haven that provide these services, but the need is increasing. There is also a need for emergency assistance for rent and utilities assistance as people face evictions.

Youth Programs: There is a need for programs and services for youth, especially after school and summer programming. These types of programs not only provide youth with safe spaces to engage with the community but also provide childcare services after school and on school breaks.

Elderly Services: The Department of Elderly Services provides seniors with a range of services, however due to the large population of seniors in West Haven there is a need for additional supportive services and case management.

Disabled Services: There is a need for respite care and supportive services for disabled populations from infant to adulthood. There is also a need for educational and recreational programming for disabled teens and adults with a focus on teaching life skills.

Job Training Services: There is a need for job training services, especially for those experiencing homelessness or are at risk of homelessness. Job training services that are needed include educational programs, job training programs, career guidance or counseling, and career maintenance programs.

How were these needs determined?

In documenting the non-housing community development needs of West Haven, the City has performed a review of the CDBG funding requests of recent years, has summarized comments from community outreach efforts and has reviewed needs presented in current city-wide community documents, programs, and applications.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis presented in the following sections utilizes the 2016-2020 American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) data provided by the U.S. Department of Housing and Urban Development (HUD) along with more recent ACS and local data to determine recent market trends. CHAS and ACS estimates are based on survey data collected annually from a sample of the U.S. population.

The City of West Haven is located in New Haven County and the South Central Regional Council of Governments (SCRCOG). As of 2020, the City had a population of 54,665 people across just under 10.6 square miles.

Housing Stock: West Haven has a diverse housing stock with various unit sizes, types, and styles. About 50% are single-family structures, 22% are 2–4-unit structures, and 28% are larger multi-family structures.

Home Values: From 2015 to 2023, the median home value increased by 32%, from \$200,800 to \$265,200. These rising home values along with a low for-sale vacancy rate (0.3%) may limit housing choices and increase competition, leading to sale prices that exceed home values.

Rental Costs: From 2015 to 2023, the median contract rent increased by 33%, from \$891 to \$1,186. The increase in rental costs and limited availability of properties for rent can force low- and moderate-income families to spend more than 30% of their income on housing.

Vacant Units: As of 2020, there were 2,021 vacant housing units (9% of total housing stock). About 63.1% of these are classified as "other vacant," indicating many may need rehabilitation.

Affordable Housing: In 2024, West Haven had 3,519 assisted housing units for low- and moderate-income (LMI) households, making up 15.5% of the total housing stock. This includes 1,024 government-assisted units, 2,120 tenant rental assistance units, and 375 single-family CHFA/USDA mortgages.

Housing Supply Gap: There is a significant gap in affordable housing for households below 30% of Household Area Median Family Income (HAMFI) (3,635 households) compared to the number of affordable units. Higher-income households are likely buying or renting down, limiting options for LMI households.

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

Introduction

The following section provides an overview of the scale and composition of the City's housing market by type and tenure. West Haven has a relatively old but diverse housing stock, with a wide range of unit sizes, types, and styles. While almost 50% of the City's housing units are single-family structures, a substantial component of the housing stock is in 2-4-unit structures (22%) and larger multi-family structures (28%).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	10,075	46%
1-unit, attached structure	745	3%
2-4 units	4,835	22%
5-19 units	2,620	12%
20 or more units	3,440	16%
Mobile Home, boat, RV, van, etc	35	0%
Total	21,750	100%

Table 31 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0%	485	5%
1 bedroom	410	4%	3,555	37%
2 bedrooms	2,650	26%	4,010	42%
3 or more bedrooms	7,055	70%	1,540	16%
Total	10,145	100%	9,590	100%

Table 32 – 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.

According to the 2024 Affordable Housing Appeals List, West Haven had a total of 3,519 assisted housing units targeted towards LMI households, equating to 15.5% of the total housing stock. Of these units,

1,024 are government-assisted units, 2,120 are tenant rental assistance units, and 375 are single-family CHFA/USDA mortgages.

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

West Haven does not anticipate a loss of affordable housing units in the foreseeable future.

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

Housing unit availability currently leaves significant segments of West Haven's population with unmet housing needs. According to ACS-5 Year estimates, in 2020, West Haven's housing unit vacancy rate was 9% and only 1.6% of units were vacant and for rent and only 0.3% of units were vacant and for sale. A majority of the vacant units are classified as "other vacant" which includes units in need of rehabilitation.

Describe the need for specific types of housing:

As described above, the lack of vacant units available for rent or for sale creates a competitive housing market and limits LMI households' housing choice, highlighting the need for additional affordable housing units. According to West Haven's Affordable Housing Plan, there is a need for additional affordable multifamily housing to support both younger and older residents. This includes housing that is affordable for households earning at or below 50% the HAMFI. In addition, there is a need for more supportive senior housing to cater to the growing elderly population.

There is also a need for more affordable homeownership opportunities and rentals. The West Haven Affordable Housing Plan highlights that there is a limited ownership and rental housing supply to meet the demands of households making more than the HAMFI, which puts downward market pressure on the supply of housing for lower income households.

Discussion

See narratives above.

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

Introduction

Median income increased from \$50,846 in 2015 to \$64,255 in 2020. When adjusted for inflation to 2020 dollars, the purchasing power of the median income increased by 10%. During the same period, median home values decreased by 2%. However, from 2015 to 2023, the median home value increased by 32%, rising from \$200,800 to \$265,200. West Haven's low for-sale vacancy rate (0.3%) may continue to limit housing choices and increase competition, leading to sale prices that exceed home values.

As shown in Table 33, "Cost of Housing," the median contract rent increased by 10% from \$891 in 2015 to \$978 in 2020. However, from 2015 to 2023, the median contract rent increased by 33%, from \$891 in 2015 to \$1,186 in 2023. This increase in median rental contract along with limited availability of units, can limit housing choices for low- and moderate-income families and force families to pay more than 30% of their income on housing.

Cost of Housing

	Base Year: 2015	Most Recent Year: 2020	% Change
Median Home Value	200,800	196,800	(2%)
Median Contract Rent	891	978	10%

Table 33 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	1,335	13.9%
\$500-999	3,880	40.5%
\$1,000-1,499	3,935	41.0%
\$1,500-1,999	330	3.4%
\$2,000 or more	104	1.1%
Total	9,584	99.9%

Table 34 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	855	No Data
50% HAMFI	2,310	800
80% HAMFI	6,975	3,270
100% HAMFI	No Data	4,805
Total	10,140	8,875

Table 35 – 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	\$1,251	\$1,374	\$1,676	\$2,062	\$2,348
High HOME Rent	\$1,019	\$1,088	1,306	\$1,509	\$1,683
Low HOME Rent	\$1,251	\$1,374	\$1,676	\$1,928	\$2,131

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Comparing the number of households at or below area median income thresholds to the number of units affordable to that subgroup, the number of households below 30% of HAMFI (3,635) greatly exceed the number of units affordable to households at that income level. Households between 30 and 50% of HAMFI (2,755 households) had 2,310 rental units and 800 ownership units available and households between 50 and 80% HAMFI (4,155 households) had 6,975 rental units and 3,270 ownership units available, suggesting that there is sufficient housing for these income groups. However, as noted in West Haven's Affordable Housing Plan, there is a gap in housing supply for households making above 100% of HAMFI, indicating that higher income households are likely buying or renting down in West Haven's market leading to lack of affordable housing options for LMI households. In addition, the low vacancy rate for rental and for sale housing units creates increased competition and limits LMI household options.

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

Median home values decreased by 2% from 2015 to 2020. However, with West Haven's low vacancy rate for housing units for sale (0.3%), it should be expected that home values will rise as competition increases. As of 2023 rose to \$265,200, a 32% increase since 2015. West Haven's median contract rent increased by 10% from 2015 to 2020 and is likely to continue to increase. Continually rising rents and limited availability of units will likely results in more households becoming cost-burdened or being priced out of 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?

The median contract rent, as shown in Table 33, is \$978 which lies well below HOME and Fair Market Rents for every housing type. The median contract rent includes assisted units and units that do not pay rent. When looking at more recent statistics on the private rental market in West Haven, as of March 2025, the median rent for all bedroom counts and property types is \$1,975. This indicates that much of the private market rentals are priced higher than the HUD rent limits (Zumper, West Haven Median Rent, accessed April 1, 2025).

Discussion

See narratives above.

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

Introduction

According to the 2020 ACS five-year estimates, the City had 2,021 vacant housing units, or approximately 9% of the total housing stock. An estimated 63.1% of vacant units in West Haven are classified as “other vacant” which includes units that require rehabilitation, indicating that a substantial number of the vacant housing units may have issues with their condition. Table 37 identifies the number of units with one or more of the following conditions: Lacks complete plumbing facilities; lacks complete kitchen facilities; has more than one person per room; and has a cost burden greater than 30%. Occupied housing units are generally in good condition with 68% of owner-occupied units having none of the conditions and 45% of renter-occupied units having none of the conditions. As discussed in Section NA-10, the most common condition households in West Haven face is housing cost burden greater than 30%. Only 15 renter occupied households, and 45 owner-occupied households lack complete plumbing or kitchen facilities, and 625 renter-occupied housing units and 59 owner-occupied housing units have more than one person per room.

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

West Haven defines a “standard condition” housing unit as one that complies with the HUD Housing Quality Standard (HQS) and all state and local codes. A unit in “substandard condition but suitable for rehabilitation” does not meet the standard condition criteria but rehabilitation is both structurally and financially feasible.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,180	31%	4,895	51%
With two selected Conditions	80	1%	345	4%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,885	68%	4,350	45%
Total	10,145	100%	9,590	100%

Table 37 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	330	3%	520	5%
1980-1999	1,505	15%	1,285	13%
1950-1979	4,650	46%	4,330	45%
Before 1950	3,655	36%	3,455	36%
Total	10,140	100%	9,590	99%

Table 38 – 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.				
Housing units built before 1980 with children present				

Table 39 – 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	-	-	-
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Table 40 - Vacant Units

Need for Owner and Rental Rehabilitation

2020 ACS five-year estimates show that West Haven's housing vacancy rate is 9%. Of the vacant units, 63.1% are classified as "other vacant" (1,276 units) which includes housing units that are in need of rehabilitation. As shown in Table 37, renter-occupied units have a greater need for rehabilitation than owner-occupied housing units. 55% of renter units have either one or two selected conditions, whereas 32% of owner-occupied units have either one or two selected conditions.

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

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

Pre-1940: 56-75%

1940-1959: 32-51%

1960-1977: 6-12%

In order to estimate the number of housing units in West Haven occupied by low and very-low-income households that contain lead-based paint hazards, 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data for the City was utilized. As shown in Table 38, Out of 19,730 occupied housing units in West Haven, 36% (7,110 units) were built before 1950 and have the greatest risk of lead-based paint hazards; 45.5% (8,980 units) were built between 1950 and 1979 and have moderate hazards, 18.5% (3,640 units) were built in 1980 or later have minimal lead-based paint hazards. As low- and moderate-income households are more likely to live in older housing and less likely to be able to afford repairs or lead abatement, it is important that public funding goes toward households that are in need.

Discussion

From the 2020 CT Department of Public Health Childhood Lead Poisoning Surveillance Report a total of 1,115 children under the age of six living in West Haven were tested for lead poisoning. 94% had blood lead levels in the safe range 0-3.5 micrograms per deciliter (mcg/dL). 67 children (6%) tested had blood lead levels of more than 3.5 mcg/dL. 27 children (2.4%) tested had blood lead level of more than 5 mcg/dL. One tested child had blood levels of more than 20 mcg/dL. The City's rate of 2.4% is higher than the Statewide rate of 1.7% of tested children having blood lead levels of over 5 mcg/dL.

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

Introduction

West Haven Housing Authority (WHHA), the Public Housing Authority (PHA), is governed by a five-member Board of Commissioners, appointed by the Mayor of the City of West Haven and approved by the West Haven City Council. WHHA has a total of 612 public housing units, of which, 516 are elderly/disabled units and 96 are family units. The following provides information about WHHA units:

- Elderly/Disabled Housing:
 - Surfside Apartments at 200 Oak Street has a total of 254 units, including 194 efficiency units, 54 1-bedroom units, and 6 2-bedroom units.
 - Union School Apartments at 174 Center Street have a total of 34 units, including 2 efficiency units, and 32 1-bedroom units.
 - Morrissey Manor Apartments at 15 Bay Shore Drive have a total of 125 units, including 15 efficiency units, 105 1-bedroom units, and 5 2-bedroom units.
 - John Prete Apartments at 1187 Campbell Avenue have a total of 103 units, including 94 1-bedroom units, and 9 2-bedroom units.
- Family Housing:
 - Spring Heights Apartments at 23B Glade Street have a total of 96 units, including 22 1-bedroom units, 44 2-bedroom units, 24 3-bedroom units, and 6 4-bedroom units.

As of May 2025, the public housing elderly and disabled housing waitlist is open and accepting applications, while the family housing waiting list is closed and not accepting applications.

In addition to managing public housing, WHHA also assists approximately 1,207 Section 8/Housing Choice Voucher (HCV) families. The Section 8 Waitlist is closed as of May 2025 and not accepting applications.

Totals Number of Units

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

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

WHA wait time for public housing units is around five years, but larger families may face wait times exceeding a decade. These long wait times indicate that the current supply of public housing developments do not meet the needs of low- and moderate-income households in West Haven.

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:

WHHA has a total of 612 public housing units, of which, 516 are elderly/disabled units and 96 are family units. The following provides information about WHHA units:

- Elderly/Disabled Housing:
 - Surfside Apartments at 200 Oak Street has a total of 254 units, including 194 efficiency units, 54 1-bedroom units, and 6 2-bedroom units.
 - Union School Apartments at 174 Center Street have a total of 34 units, including 2 efficiency units, and 32 1-bedroom units.
 - Morrissey Manor Apartments at 15 Bay Shore Drive have a total of 125 units, including 15 efficiency units, 105 1-bedroom units, and 5 2-bedroom units.
 - John Prete Apartments at 1187 Campbell Avenue have a total of 103 units, including 94 1-bedroom units, and 9 2-bedroom units.
- Family Housing:
 - Spring Heights Apartments at 23B Glade Street have a total of 96 units, including 22 1-bedroom units, 44 2-bedroom units, 24 3-bedroom units, and 6 4-bedroom units.

WHHA received HUD's high performer designation. This designation is based on HUD's public housing assessment systems which assesses a public housing authorities' performance in managing its low-rent public housing programs. The assessment includes a review of the physical buildings, financial standing, management capacity, and capital fund programs. Most of the public housing developments under the management of the WHHA were built in the early 1960s. These units have been generally well-maintained and renovated at appropriate intervals.

Public Housing Condition

Public Housing Development	Average Inspection Score
Morrissey Manor	93
Spring Heights	78

Table 42 - Public Housing Condition

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

Most of the public housing developments under the management of WHHA were built in the early 1960s. While these units have been generally well-maintained and renovated at appropriate intervals, the structures are over 50 years of age. In 2023, WHHA was approved to finance renovations to the Surfside property, a 254-unit public housing property. Continued restoration and revitalization needs will be addressed by the Public Housing Authority (WHHA) as they come up.

In addition, WHHA is in the process of converting all the public housing properties to Project-Based Voucher/Section 8 properties to allow for more flexibility and greater choice for residents and to secure more stable funding for the program.

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

WHHA has been able to maintain its mission to seek diversified, safe, decent and affordable housing, for low- and moderate-income families through the utilization of previous Capital funds and the proper application of public housing policies. WHHA has used capital funds to provide modernization of public housing properties and has implemented local preferences to improve the living environment by de-concentration, promoting income mixing, and improving security throughout public housing developments. WHHA has also created and continues to facilitate self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities.

Discussion:

See narratives above.

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

Introduction

The City of West Haven provides supportive services and a warming facility for people experiencing homelessness. However, the City does not have emergency shelters, transitional housing, permanent supportive housing or permanent housing for homeless persons and/or families within its municipal borders. Like most of the communities within the South Central Connecticut region, West Haven relies upon homeless facilities and services in the City of New Haven and surrounding communities to meet the broader needs of the homeless population within West Haven.

While it is almost certain that a small homeless population exists in West Haven, its size and characteristics are not defined. This lack of definition limits the ability to determine the exact needs of any homeless persons or families in the City, and to discern whether any additional homeless facilities or services are needed in West Haven. Broader support for persons experiencing homelessness is coordinated through the Coordinated Access Network (CAN), which ensures that individuals receive the necessary assistance and resources.

The City of West Haven views the issue of homelessness as a regional issue and will continue to support the development of programs and services designed to reduce homelessness on a regional basis. Where feasible, the City will strive to meet the needs of populations experiencing housing instability within West Haven itself. A description and discussion of services provided in West Haven along with emergency shelter, transitional housing and supportive housing facilities from the Greater New Haven CAN is provided in the following sections.

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)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 43 - Facilities and Housing Targeted to Homeless Households

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

Several organizations in West Haven provide supportive services to people experiencing homelessness.

- **Bridges** – Provides mental health and addiction recovery services in West Haven at 98 Elm Street. Services offered include outpatient treatment, case management, 24-hour crisis response, and housing and employment support.
- **VA Connecticut Healthcare System** – Provides and maintains a 259-bed acute care campus in West Haven. The facility provides a broad range of physical and mental health care and rehabilitation services to veterans and is among the largest research facilities in the national VA healthcare network.
- **Dream Center** – provides supportive services such as hunger relief, clothing, job skills training and employment search assistance, recovery programs, emergency support resources, , and financial education.
- **Liberty Community Services** – Conducts homelessness outreach in West Haven to help connect people to needed services and care such as housing services, employment services, case management, and addiction 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.

While the City of West Haven does not provide any transitional housing, permanent supportive housing, or emergency shelters, the City does provide a warming facility during the winter season at 689 Campbell Avenue for people experiencing homelessness. This facility will also operate as a cooling center during the warmer months. In addition, CDBG funds are used to support Columbus House's subsidized housing program for residents of West Haven, providing housing support for individuals or families experiencing homelessness. Additional homelessness facilities and services are coordinated at a regional level via the Coordinated Access Network (CAN). The CAN system, made up of eight regional CANs, was designed by the State Department of Housing (DOH), in partnership with the Connecticut Coalition to End Homelessness, Partnership for Strong Communities, and the Department of Mental Health and Addiction Services (DMHAS). The CAN regions are based on the transient movement of people experiencing homelessness. The City of West Haven is part of the Greater New Haven CAN.

The Greater New Haven CAN connects people experiencing housing insecurity to providers in the Greater New Haven region. This CAN offers a standardized method for accessing housing and homeless services, from the point a household experiences homelessness to the point they achieve stable housing. It requires standardized and written protocols, assessment tools, and agreed-upon priorities among the community serving those experiencing homelessness. For persons experiencing housing insecurity, the point of entry is through the 211 system (211.org). This service can be accessed by phone or computer. A toll-free call to 211 connects individuals to a community resources specialist who will

provide critical services to those in need and connect person's experiencing homelessness to housing and supportive services in the region.

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

Introduction

The City of West Haven's special needs population is supported by many programs, facilities, and services in West Haven and the Greater New Haven CAN region. Agencies and organizations serving those with special housing and service needs – such as the elderly, persons with disabilities, persons with behavioral health disorders, persons with HIV/AIDS, and victims of domestic violence – are represented by the local CAN network. The following describes the supportive housing needs of these populations and describes how the City utilizes or plans to utilize its CDBG funding to address the identified needs of these populations.

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

Elderly: An estimated 12.8% of West Haven's population is 65 years or older. With 66.1% of households that include at least one person aged 75 or older falling into low-, very low-, and extremely low-income categories, seniors are particularly vulnerable to rising housing prices due to their fixed incomes. They are in need of affordable housing and housing with supportive services such as transportation and medical services. West Haven is home to several private chronic and convalescent nursing and retirement homes that offer a range of nursing and rehabilitation services. In addition, West Haven Housing Authority operates four senior housing complexes, composed of 517 apartment units across the city. The wait lists for these units are often long suggesting a need for additional affordable senior housing units.

Persons with behavioral health disorders: According to the Department of Mental Health and Addiction Services (DMHAS) 2023 Report, 1,330 West Haven residents were admitted to substance abuse or mental health treatment programs; 463 were admitted for substance abuse; 779 were admitted for mental health; and 88 were admitted for both substance abuse and mental health. Persons with behavioral health disorders need affordable supportive housing that offers ongoing services, case management, and support to help them maintain stable housing and receive appropriate care.

Persons with mental, physical, and developmental challenges: Of the total civilian noninstitutionalized population in West Haven, approximately 12% (6,474 +/- 563) have a disability, according to 2020 5-year ACS estimates. Of those 65 years and over, an estimated 28% (1,924 +/- 309) have a disability. Among those 65 years and over, the most common disability is ambulatory difficulty at 20% (1,318 +/- 220). Ambulatory difficulties are also common among the population 18 to 64, at 5% (1,770 +/- 268). Individuals with ambulatory difficulties may need to use walkers or wheelchairs, necessitating ADA-compliant/wheelchair accessible housing. In addition, 5.1% of the population has an independent living difficulty and 5.1% have a cognitive disability, highlighting the need for housing with supportive services. West Haven Community House offers a residential services program for adults with intellectual disabilities. The program offers supportive services from help with hygiene, nutrition, and daily tasks, to

assistance with more advanced skills such as budgeting and social interaction. In addition, Marrakech provides day programs for adults with developmental disabilities. More tailored supportive housing for the population with intellectual and development disabilities is needed.

Victims of Domestic Violence: The 2023 State of Connecticut Family Violence Detailed Reports recorded a total of 403 family violence offenses in West Haven. Victims of Domestic Violence are in need of safe and affordable housing with supportive services such as counseling and legal aid. These supportive housing services are available within the Greater New Haven Region through the Chrysalis Domestic Violence Services and BHCare's Umbrella Center for Domestic Violence Services.

Persons with HIV/AIDS: As of 2020, the Connecticut Department of Public Health reports 529 people living with HIV in West Haven, indicating a possible need for a small number of housing units designated for individuals with HIV and their families. Currently, housing for persons with HIV/AIDS in the region is primarily located in the City of New Haven, directly adjacent to West Haven's eastern border. Housing units designated for persons living with HIV/AIDS and their families are provided by the City of New Haven's Health Department through a Housing Opportunities for Persons With Aids (HOPWA) program, as well as related support services.

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

The City of West Haven utilizes the 211 system to connect persons in need of mental and physical health supportive services and housing to the appropriate agencies and organizations. There are also two facilities in West Haven licensed by the State of Connecticut Department of Public Health to provide substance abuse treatment. The Cornell Scott-Hill Health Center West Haven Branch, located at 410 Campbell in West Haven, is a branch of the Cornell Scott-Hill Health Center in New Haven. The Cornell Scott-Hill Health Center West Haven Branch provides a number of different medical and behavioral health services to local residents, including adult and elderly care; pediatric care; immunizations; laboratory services; pre-screening for various diseases and medical conditions; detox services; and counseling services. Bridges – A Community Support System, Inc., based in the City of Milford, has a branch facility located at 98 Elm Street in Downtown West Haven known as the West Haven Mental Health Clinic. Bridges provides outpatient mental health and addiction services to residents in the south central Connecticut region through its facilities in Milford, Orange and West Haven. Bridges is also the designated Local Mental Health Authority. The VA Connecticut Healthcare System's West Haven Campus, located off Campbell Avenue north of Downtown, is a 259-bed acute care facility that provides a full complement of medical, surgical and psychiatric services to veterans. The hospital is affiliated with the Yale University School of Medicine, and the campus includes one of the largest medical research facilities in the entire national VA healthcare system.

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

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

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

- Assistance for single-family home rehabilitation
- First-time homebuyer down payment assistance
- ADA-compliant handicap ramps
- Assistance for multi-family housing rehabilitation
- Youth and Family Services funds for children with special needs and childcare
- Head Start
- Rape Crisis Center of Milford, Inc. victim service
- Elderly case management
- WHEAT-Support for the local food pantry
- West Haven Community House Group Home
- Marrakech Day Program

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

See narratives above.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

With a population density of over 5,100 people per square mile, West Haven is one of the most densely populated municipalities in Connecticut. The City's residential zones are almost completely built out, and very little vacant land of any type is available for additional development. Future residential development will most likely need to take the form of small-scale infill development or adaptive reuse of existing buildings or previously developed sites. For example, the City of West Haven sold a former elementary school building, which is now being redeveloped into residential apartments. Such redevelopment brings with it its own unique set of physical, financial and political challenges that can be an obstacle to affordable housing.

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

As discussed previously, 15.5% of West Haven's housing stock is designated as affordable housing by the State of Connecticut, representing over 3,000 housing units. The proposed development of additional affordable housing units may give rise to neighborhood and political opposition, centered around the opinions that West Haven already has its fair share of affordable housing. The very fact that West Haven has been successful in providing affordable housing for the region's residents may be a limiting factor for developing additional affordable units in the future.

The reduction in funding amounts for a variety of state and local grants and other financial programs has curtailed both the City of West Haven's, and other communities around the country's, ability to provide additional affordable housing units for residents.

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

Introduction

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

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	33	0	0.1%	0.0%	-0.1%
Arts, Entertainment, Accommodations	1,896	1,109	7.8%	7.8%	0.0%
Construction	894	601	3.7%	4.2%	0.5%
Education and Health Care Services	7,990	6,839	33.0%	48.1%	15.1%
Finance, Insurance, and Real Estate	1,266	230	5.2%	1.6%	-3.6%
Information	445	102	1.8%	0.7%	-1.1%
Manufacturing	2,178	1,007	9.0%	7.1%	-1.9%
Other Services	792	451	3.3%	3.2%	-0.1%

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	3,019	756	12.5%	5.3%	-7.2%
Public Administration	738	414	3.0%	2.9%	-0.1%
Retail Trade	2,792	1,005	11.5%	7.1%	-4.5%
Transportation & Warehousing	1,144	392	4.7%	2.8%	-2.0%
Wholesale Trade	1,020	1,310	4.2%	9.2%	5.0%
Grand Total	24,207	14,216	100.0%	100.0%	0.0%

Table 45 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	30,041
Civilian Employed Population 16 years and over	27,639
Unemployment Rate	8.00%
Unemployment Rate for Ages 16-24	
Unemployment Rate for Ages 25-65	

Table 46 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	2,700
Farming, fisheries and forestry occupations	0
Service	7,115
Sales and office	5,852
Construction, extraction, maintenance and repair	2,551
Production, transportation and material moving	3980

Table 47 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,695	72%
30-59 Minutes	5,360	21%
60 or More Minutes	1,864	7%
Total	25,919	100%

Table 48 - 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	1,745	157	1,049
High school graduate (includes equivalency)	7,259	668	2,104
Some college or Associate's degree	5,781	499	1,225
Bachelor's degree or higher	6,664	323	951

Table 49 - 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	67	307	400	638	499
9th to 12th grade, no diploma	474	434	531	1,068	683
High school graduate, GED, or alternative	2,336	2,313	2,011	5,707	3,081
Some college, no degree	3,175	1,713	1,308	2,416	1,377
Associate's degree	348	557	506	1,005	307
Bachelor's degree	864	1,712	1,056	1,837	413
Graduate or professional degree	117	1472	503	1,358	636

Table 50 - 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	\$ 27,442
High school graduate (includes equivalency)	\$ 35,722
Some college or Associate's degree	\$ 41,668
Bachelor's degree	\$ 50,462
Graduate or professional degree	\$ 64,896

Table 51 – 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?

According to the Business Activity table, the business sector in West Haven with the most workers and the most jobs is education and healthcare services. In this sector, the number of workers in this sector exceeds the number of jobs, reflecting an oversupply of labor. Due to West Haven's proximity to New Haven, many of these workers probably commute to New Haven for work. Other major sectors include the Wholesale Trade sector and Arts, Entertainment, Accommodations sector.

Describe the workforce and infrastructure needs of the business community:

There is a need to improve education levels, particularly among the community's underemployed and youth. West Haven faces the challenge of a workforce with lower levels of higher educational attainment than the broader region. While the share of residents over age 25 with at least a high school diploma or equivalent (87.3%) is comparable to New Haven County (87.8%), a considerably smaller number have a bachelor's degree or higher (25.0%) than the region (36.0%).

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.

West Haven is focused on attracting new business into the area and revitalizing downtown. The City's Economic Development Department has started to offer a variety of services to companies looking to grow in West Haven, from site selection and remediation guidance to financing assistance. The City has created a Real Property Tax Incentive Policy that allows the City to freeze real property tax assessments on eligible properties for a certain period and then phase in, over another certain period, the increased real property tax assessment on those properties. In addition, the City's Planning and Zoning Commission recently approved several zoning code revisions that will make West Haven more

development friendly. The City has also provided grant funding to more than 30 West Haven businesses for facade improvements, HVAC and outdoor dining upgrades, and other enhancements.

The City of West Haven received a \$250,000 Community Investment Fund 2030 award from the State of Connecticut to prepare a downtown municipal development plan that will help the city foster a vibrant, destination-oriented center that focuses on the arts, small businesses, and mixed-use residential.

There are two projects currently under development that will attract new visitors and develop jobs in the City. These projects include the redevelopment of the Savin Rock Conference Center at 6 Rock Street into an upscale restaurant and event venue. This project will transform the former conference center site into a regional destination that will attract thousands of annual visitors, create dozens of local jobs and stimulate other shoreline development. This destination is expected to open in May 2026. The second project is a private sector development project that will redevelop the former Chick's Drive-In site on Beach Street into an indoor/outdoor destination restaurant with views of New Haven Harbor and Long Island Sound. These developments have the potential to create numerous job opportunities, particularly in the service sector. Hospitality workforce training may be needed to support these developments. Many of these positions are likely to be lower-salary or hourly roles, so it will be essential to continue to create affordable housing for this workforce.

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

As shown in the Business Activity Table, the top employment opportunities are in the Education and Health Care Services sector, followed by the Wholesale Trade sector and the Arts, Entertainment, and Accommodations sector. Most of West Haven's labor force has an associate degree or less which results in barriers to entry into the workforce and lower wages. Providing workforce training in these top sectors could help alleviate the barrier for residents.

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

Workforce Alliance serves the Greater New Haven area, including West Haven, with jobs training and skills programs, adult education, and placement services for the long-term unemployed and ex-offenders. The West Haven Board of Education's Adult Education Program provides a range of free adult education academic programs including adult high school credit diploma programs, National External Diploma (NEDP) programs, General Education Diploma (GED) programs, English as a new language programs, citizenship programs, adult living skills programs, and adult basic education programs. In addition, West Haven offers certified nursing programs and real estate license programs at a cost.

The University of New Haven has been a strong partner to workforce training initiatives, with its engineering and hospitality programs developing strong ties to the Workforce Alliance program and providing steppingstones for graduates to receive further jobs-oriented training.

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

Yes.

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

Yes. West Haven participates in the South Central Connecticut CEDS. Several current economic development initiatives in progress in West Haven align closely with identified clusters and strategies in the SCCCEDS. Specific strategies that are supported include providing education and training through improved access to colleges, vocational training programs, and adult education initiatives; encouraging the promotion of more ways to travel by foot, mobility aid, bike, and micro-mobility devices through infrastructure investment; and supporting economic growth and advancing housing for all by promoting diverse housing options.

Discussion

See narratives above.

MA-50 Needs and Market Analysis Discussion

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

As discussed in the needs analysis, the most common housing problem in West Haven is housing cost burden. West Haven defines “concentration of housing problems” as any Census Tract where housing cost burden exceeds the City’s share of housing cost burden. According to 2016 to 2020 CHAS data, 40.1% of West Haven’s households experience housing cost burden greater than 30%. According to HUD’s CPD Maps, Census Tract 1542, 3615, 1546, 1551, and 1545 all have a greater share of housing cost burden compared to the City.

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

West Haven uses HUD’s definition of “racially or ethnically concentrated areas of poverty (R/ECAPs)” to identify areas in the City that have a concentration of racial or ethnic minorities and low-income families. R/ECAPs are neighborhoods where a significant portion of the population is both racially/ethnically concentrated (50% or more non-white) and experiences high poverty rates (40% or more). According to HUD’s R/ECAPs mapping tool, West Haven has no census tracts with a high concentration of minority residents living in poverty.

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

West Haven’s Low- and Moderate-Income Areas are shown on the attached map. These areas tend to have a high number of households experiencing housing cost burden, higher vacancy rates, an older housing stock, and a higher percentage of renter-occupied housing units.

Are there any community assets in these areas/neighborhoods?

These areas have many community assets such as schools, fire stations, West Haven Medical Center, VA Hospital, and a police station. In addition, these areas have natural amenities such as parks and the West River.

Are there other strategic opportunities in any of these areas?

These areas have potential for redevelopment opportunities due to the higher vacancy rates. The City is currently focusing on attracting businesses and funding opportunities to support redevelopment in these areas. In addition, CDBG funding will be utilized in these areas to help support revitalization efforts.

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.

According to the Connecticut Broadband maps updated in December 2023, approximately 81% of all eligible locations in West Haven have an internet subscription and approximately 19% (4,684 eligible locations) have no subscription. Only 25% of consumer subscriptions in West Haven are classified as 'served' (100 Mbps download speed, and 20 Mbps upload speeds) by the FCC. While most locations in West Haven have access to wireline broadband, the cost of services prevents many low- and moderate-income households from obtaining these services. West Haven has a variety of broadband service providers including Frontier, NetSpeed LLC, Crown Castle Fiber LLC, Xfinity, T-Mobile US, and Verizon, but these service options may be limited in certain areas of the City. Therefore, lack of competition may be leading to higher prices.

Direct consultation with service providers identified that there is a need for better digital literacy and technical assistance programs in West Haven. The public library currently offers the "digital navigator program" which provides assistance to community members in internet adoption and the use of computing devices. Services offered through this program include ongoing assistance with affordable internet access, device acquisition, technical skills, and application support. This program is in high demand, indicating a need for more digital literacy programs.

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

According to the Connecticut Broadband maps updated in December 2023, West Haven has several broadband internet service providers including Frontier, NetSpeed LLC, Crown Castle Fiber LLC, Xfinity, T-Mobile US, and Verizon. While West Haven does have a wide variety of providers, the cost for broadband internet service is still a significant challenge for many low- and moderate-income households in West Haven.

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

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

Due to West Haven's location on the Long Island Sound, they are at increased risk for natural hazards such as flooding, coastal erosion, and sea level rise. In addition, the South Central Regional Hazard Mitigation Plan identifies other potential natural hazard risks for the region, including extreme temperatures, hurricanes, earthquakes, and severe storms.

In 2024, West Haven opened a warming facility due to the extreme cold weather occurring in the State. The warming facility will also be used as a cooling center during the heat of the summer months when other public facilities are closed to help provide persons experiencing homelessness with shelter from extreme temperatures.

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

Residents with special needs are more vulnerable to natural hazard risks. West Haven's Emergency Operations Center developed an Emergency Evacuation Plan and Storm Resiliency Plan that outlines a strategy for providing transportation to individuals with special needs to shelters in case of an emergency evacuation. Senior Housing locations in the City also have their own evacuation plans in place to ensure those in need of assistance in the face of an emergency have access to proper resources.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following serves as the City of West Haven's Strategic Plan for Housing and Community Development for Fiscal Year (FY) 2025 through 2029. The Strategic Plan brings together housing and community development needs and resources in a coordinated strategy. This strategic plan builds upon the priorities established for the City's previous Consolidated Plan for FY 2020 - 2024. The priorities established by the City for its 2020-2024 Strategy, as well as previous strategic plan periods, are still valid and will remain priorities for the next five years. To provide a framework for this Strategic Plan, the City reviewed actions undertaken and accomplishments achieved over the past several years to address housing and community development needs and priorities.

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

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

Geographic Area

1	Area Name:	Citywide
	Area Type:	Citywide Program
	Other Target Area Description:	Citywide Program
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	There are no specified neighborhood boundaries. Programs and projects that directly benefit low- and moderate-income persons or households, regardless of where they reside in the City, fall under this benefit category
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
2	Area Name:	CDBG Income-Eligible Areas
	Area Type:	Low- and Moderate- Income Neighborhoods
	Other Target Area Description:	Low- and Moderate- Income Neighborhoods
	HUD Approval Date:	
	% of Low/ Mod:	

Revital Type:	
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	Under HUD regulations, any census block group with a percentage of low- and moderate-income population over 51% is considered an eligible area for low- and moderate-income area benefit. There are numerous census block groups within the City that have low- and moderate-income populations over 51% as presented in the Low- and Moderate-Income Areas Map.
Include specific housing and commercial characteristics of this target area.	Residents within these areas tend to have lower incomes, which results in paying a greater proportion of their earnings for housing and/or may need to accept less expensive rental units with physical deterioration. Characteristics of the income-eligible areas are the age of housing, lack of funds for investment in rehabilitation, old infrastructures, and concentration of the population with supportive social service needs. These areas are served by numerous social services programs, many of which receive CDBG funding.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	These areas need housing rehabilitation and community reinvestment, infrastructure and public facility improvements, and the provision of supportive and social-service programming.
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

Table 1 - Geographic Priority Areas

General Allocation Priorities

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

for HOPWA)

To respond to the nature of the Community Development Block Grant (CDBG) Program, persons and families with the lowest incomes and the neighborhoods having the highest numbers of low-and moderate-income households have been designated as the highest priority for the receipt of Consolidated Plan funding, in all activity areas.

These areas tend to have a high number of households experiencing housing cost burdens, higher vacancy rates, an older housing stock, and a higher percentage of renter-occupied housing units. These areas are in need of more targeted community development and housing activities.

The geographic areas selected for Consolidated Planning activities are the City's low- and moderate-income areas, which are shown on the attached map. The City also supports Citywide or targeted projects or activities, which serve low- and moderate-income households.

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

Priority Needs

1	Priority Need Name	Maintain and Create Decent, Safe and Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide CDBG Income-Eligible Areas
	Associated Goals	Increase Decent, Safe, & Affordable Housing Resources Support Economic and Workforce Development
	Description	Assistance to help families maintain their housing units, such as supporting rehabilitation to keep the property in standard condition.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation, and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
2	Priority Need Name	Support First-Time Homebuyers
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Citywide CDBG Income-Eligible Areas

	Associated Goals	Support Paths to Homeownership Increase Decent, Safe, & Affordable Housing Resources
	Description	Assistance for first time homebuyers to purchase property
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation, and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
3	Priority Need Name	Cost Burden Mitigation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Citywide CDBG Income-Eligible Areas
	Associated Goals	Increase Decent, Safe, & Affordable Housing Resources Support paths to homeownership
	Description	Subsidies and resources to address cost burden problems.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation, and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
4	Priority Need Name	Administration
	Priority Level	Low
	Population	Other – Administrative Activities

	Geographic Areas Affected	Citywide
	Associated Goals	Provide Administrative Oversight and Management
	Description	Administrative support will be necessary to advance the previous priorities.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation, and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
5	Priority Need Name	Provide Community Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-Housing Community Development
	Geographic Areas Affected	Citywide CDBG Income-Eligible Areas
	Associated Goals	Support the Provision of Community Supportive Services Support Economic and Workforce Development

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

	Description	The City of West Haven has no emergency shelters, transitional housing, permanent supportive housing or permanent housing for homeless persons and/or families within its municipal borders. Like most of the communities within the South Central Connecticut region, West Haven relies upon homeless services in New Haven and surrounding communities. While it is almost certain that a small homeless population exists in West Haven, its size and characteristics are not defined. This lack of definition limits the ability to determine the exact needs of any homeless facilities or services are needed in West Haven. West Haven addresses the regional problem of homelessness by contributing funds to Columbus House, Inc., in New Haven and by participating in the Greater New Haven Coordinated Access Network.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation, and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
6	Priority Need Name	Improve Facilities and Infrastructure
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Citywide CDBG Income-Eligible Areas
	Associated Goals	Invest in Public Facility and Infrastructure Improvements Support Economic and Workforce Development

	Description	The City is a distressed community providing housing and services to a significant low- and moderate-income population. To ensure the resident population has access to the adequate facilities and safe neighborhoods, the City prioritizes making facility and infrastructure improvements that directly benefit low- and moderate-income neighborhoods and populations
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation, and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.

Table 53 – Priority Needs Summary

Narrative (Optional)

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)	Tenant-Based Rental Assistance in the City is overseen by the West Haven Housing Authority. Limited availability of appropriate and affordable rental units is the biggest impediment for households with lower incomes.
TBRA for Non-Homeless Special Needs	The lack of appropriate units for persons with special needs and the lack of financial resources to provide assistance to those in need greatly affect how many households can be assisted.
New Unit Production	The essentially built-out nature of West Haven’s land use and development patterns makes the creation of new housing units, particularly new affordable housing units, very difficult.
Rehabilitation	Home rehabilitation reflects a continuum from minor fix up, through remodeling and renovation, all the way to total “gut” rehabilitation, with each action presenting technical and financial issues requiring regulatory flexibility. Given the wide range of conditions and choices, home rehabilitation entails difficult regulatory challenges and significant costs for many property owners.
Acquisition, including preservation	The relationship between the market costs of acquisition and preservation of existing housing structures, and the limited amount of CDBG funding that the City of West Haven receives on an annual basis restricts the City’s ability to acquire and/or preserve any more than an insignificant number of housing units.

Table 54 – Influence of Market Conditions

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

Introduction

The City of West Haven receives Federal Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development on an annual basis. During the first Program Year of this Five-Year Plan, the City will receive CDBG funds in the amount of \$615,097. For the purpose of this Strategic Plan, the City has made the assumption that its allocation will remain similar over the five-year period. If this assumption changes, with the City receiving an allocation significantly different than its current amount, the ability to provide services and meet the identified housing and community development needs of its residents will be affected accordingly.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Admin and Planning Economic Development Housing Public Improvements Public Services	615,097	76,000		691,097	2,460,000	For purposes of estimating expected amount available for the remainder of the 2025-2029 Consolidated Plan Strategy Period, a conservative estimate for annual allocation of \$615,000 was multiplied by 4.

Table 55 - 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

Each year the City of West Haven seeks and receives housing- and community-development-related funding from several other sources, such as State of Connecticut and federal resources to supplement its CDBG resources. The City also allocates general fund resources and capital funding as available to support housing and community development programs locally. West Haven will continue to seek opportunities to leverage funds. This funding, both CDBG and state grants, in conjunction with City resources, complements the City budget and reduces tax burden for services per taxpayer.

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

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

Discussion

See narratives above.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
West Haven Community Development Administration	Departments and Agencies	Housing, Ownership Economic Development Non-Homeless Special Needs Planning Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Allingtown Fire Department	Departments and Agencies	Non-homeless special needs Public facilities Public Services	Other
Domestic Violence Services of Greater New Haven, Inc.	Regional Organization	Non-Homeless Special Needs Public Services	Region
Human Resources – City of West Haven	Departments and Agencies	Non-Homeless Special Needs Public Services	Jurisdiction
Rape Crisis Center of Milford, Inc.	Regional Organization	Non-Homelessness Special Needs Public Services	Region
West Shore Fire District	Departments and Agencies	Non-Homelessness Special Needs Public Facilities Public Services	Other
West Haven Community House	Non-Profit Organizations	Non-Homeless Special Needs Public Services	Jurisdiction
West Haven Housing Authority	PHA	Public Housing	Jurisdiction
West Haven Youth & Family Services	Departments and Agencies	Non-Homeless Special Needs Public Services	Jurisdiction
W.H.E.A.T, INC.	Non-profit organization	Non-homeless Special Needs Public Services	Jurisdiction

West Haven Fire Department	Department and Agencies	Non-Homeless Special Needs Public Facilities Public Services	Other
West Haven Police Department	Department and Agencies	Non-Homeless Special Needs Public Services	Jurisdiction
City of West Haven	Government	Economic Development Non-Homeless Special Needs Planning Rental Neighborhood Improvements Public Facilities Public Services	Jurisdiction

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

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

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

Table 57 - Homeless Prevention Services Summary

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

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

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

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Decent, Safe, & Affordable Housing Resources	2025	2029	Affordable Housing	Citywide	Maintain and Create Decent, Safe and Affordable Housing	CDBG: \$1,300,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit Other: 35 Housing Code Enforcement/Foreclosed Property Care: 250 Household Housing Unit
2	Support Paths to Homeownership	2025	2029	Affordable Housing	Citywide	Support First-Time Homebuyers Cost Burden Mitigation	CDBG: \$345,000	Direct Financial Assistance to New Homebuyers: 10 Households Assisted
3	Invest in Public Facility and Infrastructure Improvements	2025	2029	Non-Housing Community Development	CDBG Income-Eligible Areas	Improve Facilities and Infrastructure	CDBG: \$735,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,000 Persons Assisted Other: 15 Other
4	Support Economic and Workforce Development	2025	2029	Non-Housing Community Development	Citywide	Improve Facilities and Infrastructure Provide Community Services	CDBG: \$7,500	Facade treatment/business building rehabilitation: 1 Business Other: 1 Other
5	Provide Administrative Oversight and Management	2025	2029	Administration	Citywide	Administration	CDBG: \$610,000	Other: 5 Other

6	Support the provision of community supportive services	2025	2029	Non-Housing Community Development	Citywide	Provide Community Services	CDBG: \$450,000	Public service activities other than Low/Moderate Income Housing Benefit: 27500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
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Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Decent, Safe, & Affordable Housing Resources
	Goal Description	Increase accessibility to decent, safe, and affordable housing and housing resources through two rehabilitation programs: one for single-family owner-occupied housing units and one for owner-occupied multi-family housing units. The single-family housing rehabilitation program will provide funding to low- and moderate- income families through the CDBG and a revolving loan fund. The multi-family housing rehabilitation program will provide funding to low- and moderate-income households through the CDBG and a revolving loan fund. The multi-family buildings must be owner occupied. In addition to these programs, the CDA will also support eligible upgrades (ramps and lifts for low- and moderate-income households) and provide a range of housing resources. A goal of 7 units has been established for Program Year 2025-2026, for a total of 35 units over this five-year strategy period. The City also has a goal of supporting the construction of 7 handicap ramps/lifts annually to improve access for elderly or those with physical challenges, for a total of 35 handicap ramps during the five-year strategy period.
2	Goal Name	Support Paths to Homeownership
	Goal Description	Support paths to homeownership through the Community Development Administration first-time homebuyer assistance program. This program provides income-eligible first-time homebuyers with a low-interest downpayment assistance loan, which is forgiven after five years of owner occupancy. If a household sells the home before the 5-year period, the loan is amortized over the length of time it was owner occupied, at a rate of 20% forgiveness per year. A goal of 2 households has been established for Program Year 2025-2026, for a total of 10 households over this five-year strategy period.
3	Goal Name	Invest in Public Facility and Infrastructure Improvements
	Goal Description	Invest in public facilities and infrastructure improvements in support of community development, disaster-preparedness, mobility, and access. Improvements to public facilities and infrastructure will be supported, including the construction of handicapped ramps consistent with ADA requirements and rehabilitation to deteriorating infrastructure and community facilities. The City traditionally supports improvements to 3 or 4 facilities each year and makes 1 or 2 infrastructure improvements (sidewalks, drainage, etc.) depending upon annual need. Over the strategy period, the City anticipates making 15 facility improvements and 10 infrastructure improvements.
4	Goal Name	Support Economic and Workforce Development
	Goal Description	Support economic and workforce development through business façade improvements and educational/workforce development programs. A rehabilitation program for business facade grants will be funded from program income on an as needed basis.
5	Goal Name	Provide Administrative Oversight and Management

	Goal Description	Support administrative and planning activities necessary for the implementation of the Consolidated Plan, including plan development; project oversight and monitoring; reporting; regulatory compliance; community outreach; education and raising public awareness of projects, programs, and resources.
6	Goal Name	Support the provision of community supportive services
	Goal Description	Support the provision of a range of public and supportive services for youth, seniors, special needs populations, persons experiencing homelessness and low- and moderate-income individuals and families. Projects will support an estimated 5,500 persons/households per year.

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

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

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

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

Section 504 of the Rehabilitation Act of 1973 prohibits federal agencies and all non-federal agencies receiving federal funds from excluding people with physical, mental, and developmental challenges, from programs or activities (including specific housing programs) because of their challenges. The City provides the required amount of compliant units, however when opportunities arise, the WHHA will continue to make compliance part of its housing rehabilitation initiatives and programs. These efforts will be targeted to units where persons with physical, mental, developmental challenges reside or will reside.

Activities to Increase Resident Involvements

At the present time, WHHA residents are involved in several initiatives that encourage their involvement and enable resident participation in homeownership. The WHHA also has a resident coordinator position, which it has been able to maintain in its budget even though the specific federal funding program that initially funded the position is no longer operating. The WHHA has created and continues to facilitate a self-sufficiency program to improve resident employability as well as solicit support services for the elderly and families with special needs.

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

No

Plan to remove the ‘troubled’ designation

N/A

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

Barriers to Affordable Housing

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

- **Physical:** With a population density of over 5,100 people per square mile, West Haven is one of the most densely populated municipalities in Connecticut. The City's residential zones are almost completely built out, and very little vacant land of any type is available for additional development. Future residential development will most likely need to take the form of small-scale infill development or adaptive reuse of existing buildings or previously developed sites. Such redevelopment brings with it, its own unique set of challenges.
- **Financial:** Residential development costs in Connecticut can be significantly higher than in other parts of the United States. Costs associated with site acquisition, labor, and materials, as well as other soft costs, can often raise the development costs per unit beyond a price point that would be affordable to a household with low or moderate income. In addition, there has been a reduction in funding amounts for a variety of state and local grants and other financial programs which hinders the City's ability to provide affordable housing units for residents.
- **Geopolitical:** 15.5% of West Haven's housing stock is designated as affordable housing by the State of Connecticut, representing over 3,000 housing units, exceeding the goal of 10% affordable housing under Connecticut General Statute Section 8-30g. The proposed development of additional affordable housing units may give rise to neighborhood and political opposition, centered around the opinions that West Haven already has enough affordable housing and that other towns in the region are not providing their fair share of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The primary obstacle to affordable housing in West Haven and the surrounding region is the cost of both rental and sales housing. This issue was analyzed by the South Central Regional Council of Governments with a report adopted as the official housing policy as part of the Regional Plan of Development and as part of West Haven's local Affordable Housing Plan (AHP) published in 2022.

West Haven is committed to creating affordable housing opportunity on both a regional and local basis. The most significant obstacles to providing affordable housing are the high costs of construction in Connecticut, limited land availability, and insufficient funding to underwrite development costs and support affordability.

It is understood that a variety of approaches will be required to remove cost challenges. It is further recognized that financial resources well beyond those available from CDBG and other government programs will be necessary. For this reason, there will be a continued effort during the next 5 years to leverage private investment to increase the supply of affordable housing. The City of West Haven sold a former elementary school building, which is now redeveloped into apartments. Whenever possible, the City will work to leverage other funds to support affordable housing efforts

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

SP-60 Homelessness Strategy – 91.215(d)

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

The City of West Haven is part of the Greater New Haven Coordinated Access Network (CAN). The Greater New Haven CAN is designed to address the needs of persons experiencing homelessness or housing instability. The CAN service providers provide a range of outreach services for persons experiencing homelessness in the region and in West Haven. Although a wide variety of housing resources and programs are offered to meet the needs of those experiencing homelessness, continued integration of resources and programming and the development of additional housing accommodations are needed.

Addressing the emergency and transitional housing needs of homeless persons

The Greater New Haven CAN is responsible for coordinating homeless programs in the region. Emergency shelter needs in the City are filled by utilizing established shelters in New Haven. The City will continue to work with the Greater New Haven CAN to address the needs of its residents experiencing homelessness.

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.

Providers of services to people experiencing homelessness in Connecticut are coordinated via the Coordinated Access Networks (CANs). CANs offer wraparound services to individuals and households experiencing homelessness, using standardized protocols, assessment tools, and community-agreed priorities to help them achieve stable housing.

The State Department of Housing (DOH), in partnership with the CT Coalition to End Homelessness, Partnership for Strong Communities, and the Department of Mental Health and Addiction Services (DMHAS), designed this system of eight CANs based on the transient movement of people experiencing homelessness. West Haven participates in the Greater New Haven Coordinated Access Network. For those experiencing housing insecurity, the point of entry is through the 211 system (211.org), accessible by phone or computer. A toll-free call to 211 connects individuals to a community resource specialist who provides critical services, including:

- Supplemental food and nutrition programs
- Shelter and housing options and utilities assistance
- Emergency information and disaster relief
- Employment and education opportunities

- Services for veterans
- Health care, vaccination, and health epidemic information
- Addiction prevention and rehabilitation programs
- Reentry help for ex-offenders
- Support groups for individuals with mental illnesses or special needs
- A safe, confidential path out of physical and/or emotional domestic abuse

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

West Haven helps low-income individuals and families avoid becoming homeless by offering a range of services and resources. These include housing rehabilitation services, first-time home buyer programs, and a range of supportive social services.

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

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

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

Many of these properties have been remediated through funding from the Connecticut Lead Action for Medicaid Primary Prevention (LAMPP) project. LAMPP was an early intervention and prevention program designed to reduce lead hazards for Medicaid-eligible children under six years of age. LAMPP has been integrated into the Lead Free CT program, launched in 2024. Lead Free CT is administered by the CT Department of Public Health and utilizes American Rescue Plan Act (ARPA) funding. Lead Free CT is a statewide program that offers free lead abatement to eligible homeowners and property owners with properties where children or pregnant women reside.

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

From the 2020 CT Department of Public Health Childhood Lead Poisoning Surveillance Report a total of 1,115 children under the age of six living in West Haven were tested for lead poisoning. 94% had blood lead levels in the safe range 0-3.5 micrograms per deciliter (mcg/dL). 67 children (6%) tested had blood lead levels of more than 3.5 mcg/dL. 27 children (2.4%) tested had blood lead level of more than 5 mcg/dL. One tested child had blood levels of more than 20 mcg/dL. The City's rate of 2.4% is higher than the Statewide rate of 1.7% of tested children having blood lead levels of over 5 mcg/dL.

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

CDA incorporates the federal Environmental Protection Agency's Renovation, Repair and Painting program (RRP) requirements into its housing rehabilitation activities. As a HUD funding recipient, CDA is also required to conform with all current HUD regulations as they relate to lead, asbestos, radon and other environmental hazards in the housing units they rehabilitate. CDA will continue to work closely with the local health department on lead-based paint issues and requirements over the upcoming year.

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

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

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

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

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

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

SP-80 Monitoring – 91.230

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

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

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

CDA presently requires all CDBG subrecipients to submit quarterly narrative and statistical reports. Disbursement of funds is contingent on receipt of such reports. Field visits to selected agencies (usually 30-40% of subrecipients) are scheduled during the program year. If goods or services are to be purchased with CDBG funds, the services of the City's Purchasing Department are utilized (i.e. bidding requirements, vendor lists, public notices, "word of mouth" CDA vendor list, etc.), which encourages the participation of minority- and woman-owned businesses. Where appropriate, the equal opportunity logo is displayed on printed material. CDA's housing rehabilitation clients select their own vendor contracts; in these cases, the owner is presented with CDA's vendor list which includes, but is not limited to, MBE/WBE/DBE. Documentation regarding such MBE/WBE/DBE status is requested for submission on HUD-2156 (Contract and Sub Contract Activity).

Expected Resources

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

Introduction

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	Admin and Planning Economic Development Housing Public Improvements Public Services	615,097	76,000		691,097	\$2,460,000	For purposes of estimating expected amount available for the remainder of the 2025-2029 Consolidated Plan Strategy Period, a conservative estimate for annual allocation of \$615,000 was multiplied by 4.

Table 59 - 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

Each year the City of West Haven seeks and receives housing- and community- development- related funding from several other sources, such as State of Connecticut and federal resources to supplement its CDBG resources. The City also allocates general fund resources and capital funding,

as available, to support housing and community development programs locally. West Haven will continue to seek opportunities to leverage funds. This funding, both CDBG and state grants, in conjunction with City resources, complements the City budget and reduces tax burden for services per taxpayer.

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

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

Discussion

See narratives above

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Decent, Safe, & Affordable Housing Resources	2025	2026	Affordable Housing	Citywide	Maintain and Create Decent, Safe and Affordable Housing	CDBG: \$262,129	Homeowner Housing Rehabilitated: 7 Household Housing Unit Other: 7 Housing Code Enforcement/Foreclosed Property Care: 50 Household Housing Unit
2	Support Paths to Homeownership	2025	2026	Affordable Housing	Citywide	Support First-Time Homebuyers Cost Burden Mitigation	CDBG: \$69,968	Direct Financial Assistance to New Homebuyers: 2 Households Assisted
3	Invest in Public Facility and Infrastructure Improvements	2025	2026	Non-Housing Community Development	CDBG Income-Eligible Area	Improve Facilities and Infrastructure	CDBG: \$147,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 590 Persons Assisted Other: 3 Other
4	Support Economic and Workforce Development	2025	2026	Non-Housing Community Development	Citywide	Improve Facilities and Infrastructure Provide Community Services	CDBG: \$0	Facade treatment/business building rehabilitation: 0 Business Other: 0 Other
5	Provide Administrative Oversight and Management	2025	2026	Administration	Citywide	Administration	CDBG: \$122,000	Other: 1 Other

6	Support the provision of community supportive services	2025	2026	Non-Housing Community Development	Citywide	Provide Community Services	CDBG: \$90,000	Public service activities other than Low/Moderate Income Housing Benefit: 5,500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
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Table 60 – Goals Summary

Goal Descriptions

1	GOAL NAME	INCREASE DECENT, SAFE, & AFFORDABLE HOUSING RESOURCES
	Goal Description	Increase accessibility to decent, safe, and affordable housing and housing resources through two rehabilitation programs: one for single-family owner-occupied housing units and one for owner-occupied multi-family housing units. The single-family housing rehabilitation program will provide funding to low- and moderate- income families through the CDBG program fund and a revolving loan fund. The multi-family housing rehabilitation program will provide funding to low- and moderate-income households through the CDBG and a revolving loan fund. The multi-family buildings must be owner-occupied. In addition to these programs, the CDA will also support eligible upgrades (ramps and lifts for low- and moderate-income households) and provide a range of housing resources. A goal of 7 units has been established for Program Year 2025-2026. The City also has a goal of supporting the construction of 7 handicap ramps/lifts annually to improve access for elderly or those with physical challenges.
2	Goal Name	Support Paths to Homeownership
	Goal Description	Support paths to homeownership through the Community Development Administration first-time homebuyer assistance program. This program provides income-eligible first-time homebuyers with a low-interest downpayment assistance loan, which is forgiven after five years of owner occupancy. If a household sells the home before the 5-year period, the loan is amortized over the length of time it was owner occupied, at a rate of 20% forgiveness per year. A goal of 2 households has been established for Program Year 2025-2026.
3	Goal Name	Invest in Public Facility and Infrastructure Improvements

	Goal Description	Invest in public facilities and infrastructure improvements in support of community development, disaster-preparedness, mobility and access. Improvements to public facilities and infrastructure will be supported, including the construction of handicapped ramps consistent with ADA requirements and rehabilitation to deteriorating infrastructure and community facilities. The City traditionally supports improvements to 3 or 4 facilities each year and makes 1 or 2 infrastructure improvements (sidewalks, drainage, etc.) depending upon annual need.
4	Goal Name	Support Economic and Workforce Development
	Goal Description	Support economic and workforce development through business façade improvements and educational/workforce development programs. A rehabilitation program for business facade grants will be funded from program income on an as needed basis.
5	Goal Name	Provide Administrative Oversight and Management
	Goal Description	Support administrative and planning activities necessary for the implementation of the Consolidated Plan, including plan development; project oversight and monitoring; reporting; regulatory compliance; community outreach; education and raising public awareness of projects, programs, and resources.
6	Goal Name	Support the provision of community supportive services
	Goal Description	Support the provision of a range of public and supportive services for youth, seniors, special needs populations, persons experiencing homelessness and low-and moderate-income individuals and families. Projects will support an estimated 5,500 persons/households per year.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of West Haven receives Federal Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development (HUD) on an annual basis. During the first Program Year of this Five-Year Plan (2025-2026), the City will receive CDBG funds in the amount of \$615,097. For the purpose of its Five-Year Strategic Plan, the City has made the assumption that its allocation will remain similar over the five-year period. If this assumption changes, with the City receiving an allocation significantly different than its current amount, the ability to provide services and meet the identified housing and community development needs of its residents will be affected

accordingly.

Projects

#	Project Name
1	General Administration
2	Single-Family Rehabilitation Program and Administration
3	Down Payment Assistance Program
4	Handicap Ramp Program
5	Multi-Family Rehabilitation Program
6	WH Youth and Family Services - Programs for Children w/Special Needs
7	WH Youth and Family Services - Respite/Childcare/Parent Support
8	WH Child Development - Collaborative Health
9	BHcare - Domestic Violence
10	West Haven Community House - Head Start Program
11	WH Youth and Family Services - Adolescent Support Group
12	WHEAT
13	Rape Crisis Center of Milford
14	Bridges
15	Columbus House
16	First Congregational Church -ADA Ramp
17	WH Community House - Roof Replacement
18	West Haven BOE - Carrigan School Improvements
19	Marrakech - Rehabilitation
20	Allingtown Fire Dept - Housing Code inspection & Fire Detectors
21	City of West Haven -Sidewalk Inspection & Repair

Table 61 – Project Information

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

needs

The Community Development Administration (CDA) published a Notice of Funding availability (NOFA) in October 2024 seeking applications for funding for potential projects and activities to be funded and implemented during the 2025-2026 Program Year. The CDA, together with its Citizens Advisory Committee (CAC), reviews applications for program eligibility and consistency with its Consolidated Planning goals and priorities. All projects must provide benefit to low- and moderate-income residents and help to meet the City's identified needs. The CDA and CAC also evaluate requests based on historical knowledge of an organization's performance, including their ability to meet program requirements and leverage CDBG funding to maximize impact.

The biggest obstacle to meeting unmet needs is the lack of adequate funding. The City strives to leverage funding and seeks additional resources when available to address needs.

There is a need for quality jobs as many households lack sufficient income to achieve a suitable living environment, reflected by the growing number of households spending more than 30% of their income on housing.

The need for safe, decent, and affordable housing for West Haven's low- and moderate-income households continues to be acute.

Housing rehabilitation and affordability needs continue to be significant due to the combination of the age of housing stock as well as the ever-increasing cost of housing in the New Haven region.

The needs of the low- to moderate-income youth in the city are growing due to the inability of households to afford various educational, recreational, and enrichment programs. The lack of youth programs, particularly daycare and preschool programs, limits the ability of single-parent and two-wage-earner households to maximize income to meet living costs.

With the high cost of housing and demand for affordable units there has been an increase in the creation of non-compliant accessory units (attics, basements, room rentals) in some areas of the city. It is important to ensure that code enforcement and identification of non-compliant units continues to ensure decent and safe housing. Inspections of multi-family units within the City's CDBG Income-Eligible Areas is needed. Support of fire and building code inspections will increase the number of multi-family houses and unit modifications that are inspected and brought to code compliance.

All of the activities provided with CDBG funds will benefit low- and moderate-income individuals and families. The City strives to provide for the needs of its low-income residents and will continue to work with agencies that provide low- and moderate-income benefit.

AP-38 Project Summary

Project Summary Information

PROJECT NAME	PROJECT DESCRIPTION	PROPOSED FINAL ALLOCATIONS	GOAL SUPPORTED
CDA Programs			
General Administration	City Activity: Funds will be used for community outreach, project oversight, monitoring, planning, reporting, and program compliance.	\$ 122,000.00	Provide Administrative Oversight and Management
Single Family Rehabilitation and Administration	Citywide: Funds will be used to provide low-income loans to income-eligible homeowners to address housing and building code violations, make necessary repairs and meet ADA compliance. Funds will also be used for program delivery and support of the rehabilitation program. The Single-Family Rehab program will be funded through a combination of CDBG Funds and revolving loan funds. This program includes an estimated \$75,000 in program income. Anticipate 7 housing units will be rehabilitated.	\$ 197,129.00	Increase Decent, Safe, & Affordable Housing Resources
Down Payment Assistance Program	Citywide: The Down Payment Assistance Program is to assist income-eligible first-time homebuyers in purchasing single-family homes or condos located in the City of West Haven. The program will match clients' down payment funds on a 2:1 basis up to \$7,500. Client must provide at least 3% of the purchase price of the home out of his/her own funds for the match. Anticipate 2 households will benefit.	\$ 69,968.00	Support Paths to Homeownership
Handicap Ramp Program	Citywide: Ramps or lifts will be provided to facilitate entry into residential units occupied by elderly or persons with physical challenges. Anticipate providing 7 ramps/lifts.	\$ 14,000.00	Increase Decent, Safe, & Affordable Housing Resources

Multi-Family Rehabilitation	Citywide: Multi-family rehab will be completed on an as needed basis. The rehab will address health, safety and code violation repairs. No funds are being allocated to multifamily housing rehab during this program year. However, if there is a need to complete a project the City will use prior year funds and/or revolving loan funds. Anticipated program income of \$1,000.	\$ 1,000.00	Increase Decent, Safe, & Affordable Housing Resources
Social Services			
WH Youth and Family Services - Programs for Children w/special Needs	Citywide: Funds will be used to offset the cost of activities offered to children with special needs. Most families are low- and moderate-income and would not otherwise be able to afford for their children to participate. Funding will also support staff supervision during planned activities. Approximately 50 youth will benefit.	\$ 10,050.00	Support the Provision of Community Supportive Services
WH Youth and Family Services - Respite/Child Care/Parent Support	Citywide: Funds will be used to provide childcare for special needs children during Parent Support Group Meetings. An estimated 25 persons/households will benefit.	\$ 2,951.00	Support the Provision of Community Supportive Services
WH Child Development - Collaborative Health	Citywide: Funds will help offset costs for a full-time Nurse who is responsible for meal planning for children with dietary restrictions, screenings of all participants, health collaboration and medicine distribution. An estimated 120 youth will benefit.	\$ 6,199.00	Support the Provision of Community Supportive Services

BHcare - Domestic Violence	Citywide: Funds will be used to provide counseling and case management services to persons who have suffered from Domestic Violence. Clients will be able use the services of victim advocates within the court system. Approximately 10 individuals from West Haven who have suffered from Domestic Violence will be able to use the services of a victim advocate.	\$ 10,000.00	Support the Provision of Community Supportive Services
West Haven Community House - Head Start Program	Citywide: West Haven Community House, 227 Elm St.: Funds will provide salary support for teachers' aides in the pre-school program that are necessary for proper staffing levels. Anticipate serving 450 low- and moderate-income and special needs children ages 3 & 4.	\$ 15,000.00	Support the Provision of Community Supportive Services
WH Youth and Family Services - Adolescent Support Group	Citywide: Funds will allow special needs adolescents to go, independently but with supervision, into the community and participate in different activities. Approximately 15 adolescents with special needs will benefit	\$ 3,800.00	Support the Provision of Community Supportive Services
WHEAT	Citywide: Funds will provide salary support for the local food pantry that ensures distribution of adequate food and services to low- and moderate-income West Haven households. Approximately 5,000 persons per year benefit	\$10,000.00	Support the Provision of Community Supportive Services
Rape Crisis Center of Milford	Citywide: Funds will be used to provide necessary services, forensic testing and supports to children who have been sexually assaulted. Approximately 10 persons will be assisted	\$ 9,000.00	Support the Provision of Community Supportive Services
Bridges	Citywide: Provide clinical case management services to the older adult population (60 years of age and older) residing in West Haven. This activity will assist elderly residents who need services to ensure income, food security, medical benefits and crisis management. Approximately 25 seniors will be assisted.	\$ 12,000.00	Support the Provision of Community Supportive Services

Columbus House	Funds will be used to support Columbus House's subsidized housing program for clients in West Haven. An estimated 20 households will benefit.	\$ 11,000.00	Support the Provision of Community Supportive Services
<i>Subtotal - Social Services</i>		<i>\$90,000</i>	
Capital Improvements			
First Congregational Church -ADA Ramp	1 Church Street: Funds will be used for the replacement of the handicapped ramp at the First Congregational Church. The facility is used for the Fellowship Facility that offers a Soup Kitchen and Food Pantry services. An estimated 100 people will benefit.	\$ 30,000.00	Invest in Public Facility and Infrastructure Improvements
WH Community House - Roof Replacement	40 Wood Street: Funds will be used to install a new roof on the group home located at 40 Wood Street. An estimated 8 developmentally disabled adults will benefit.	\$ 17,000.00	Invest in Public Facility and Infrastructure Improvements
West Haven BOE - Carrigan School Improvements	2 Tetlow Street: Funds have been allocated for floor replacement at Carrigan School- 2 Tetlow Street. An estimated 450 people will benefit.	\$ 25,000.00	Invest in Public Facility and Infrastructure Improvements
Marrakech - Rehabilitation	450 Island Lane: Funds will be used to renovate an area that was formerly used as a kitchen by the previous owner. This is a large space that can be utilized for many client activities. This building is used for day programs for developmentally disabled individuals. An estimated 35 persons will benefit.	\$ 25,000.00	Invest in Public Facility and Infrastructure Improvements

Allingtown Fire Dept - Housing Code inspection & Fire Detectors	The City of West Haven/ Allingtown Fire Dept. is located in an income eligible Low-Mod area. There are many single and multi-family housing units that have added illegal basement, attic apartments and/or renting rooms. These funds will be used to inspect and locate these illegal apartments and enforce safety violations. Funds will be used to send firefighters for the necessary training as well as to provide time for inspections. Allingtown FD is located at 20 Admiral Street. Project includes entire Allingtown District. An estimated 50 housing units will benefit.	\$ 50,000.00	Increase Decent, Safe, & Affordable Housing Resources
City of West Haven -Sidewalk Inspection & Repair	Funds will be used to grind down sidewalks and repair sidewalks that create tripping hazards. This project will take place in Low-Mod designated areas mostly in the Allingtown section of town. Sidewalk sections TBD.	\$50,000.00	Invest in Public Facility and Infrastructure Improvements
<i>Subtotal - Capital Improvements</i>		<i>\$197,000.00</i>	

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

For all projects to be funded during this program year, not including overall Program Administration,

- 70% of the planned programs [14 of 20] are citywide, i.e. open to all eligible residents;
- 20% of the programs [4 of 20] are site-specific projects benefiting either low- and moderate income or special needs clients; and
- 10% [2 of 20] are within the city's low/moderate income target area (Allingtown).

According to HUD's Low- and Moderate-Income 2024 data, the City has twenty-five income-eligible, low- and moderate-income census block groups. A map depicting the low- and moderate-income eligible areas is attached in the appendix to this plan.

Census blocks in tracts 1541, 1542, 1545 and 3615 have the greatest concentration of low- and moderate-income populations. Income eligible census block groups cover nearly half of the entire geographic area of the city and are primarily north of I-95 and along the Campbell Avenue corridor going south toward Captain Thomas Boulevard.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	90%
Target Areas	10%

Table 62- Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of West Haven is a compact community measuring 10.5 square miles; as a result, few of its programs are allocated geographically. The majority of the funded projects/programs will be available to all income-eligible clients on a citywide basis regardless of project location. Some physical development/capital improvements projects are site-specific but are improvements to buildings that provide community-wide services. Under the current Program Year, sidewalk safety improvements and fire/building code enforcement are the only projects targeted strictly to low- and moderate-income target areas.

Discussion

See narratives above

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The primary barrier to housing in West Haven is affordability. West Haven is currently exempt from the State of Connecticut Affordable Housing Appeals Act provisions. According to 2024 Affordable Housing Appeals Act data, over 15.5% of West Haven’s housing is considered affordable. This percentage exceeds the 10% requirement of the Connecticut Affordable Housing Act.

The City works with for-profit and not-for-profit developers to increase the supply of affordable housing. Through this involvement, many affordable rental and homeownership units have been provided to low-income households. In the past, as part of this collaboration, the city has provided direct financing through its Community Development Block Grant allocation in support of affordable housing projects. Funding constraints and the relatively small size of the City’s allocation make the use of CDBG funding for housing development nearly impossible.

Currently, the City utilizes its CDBG resources to support its Residential Rehabilitation Program as well as a program providing accessibility improvements (ADA ramps and lifts) to ensure property owners with mobility impairments are able to safely remain in their housing.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	14
Special-Needs	
Total	

Table 64 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	14
Acquisition of Existing Units	
Total	14

Table 15 - One Year Goals for Affordable Housing by Support Type

Discussion

CDA implements both a single-family and a multi-family housing rehabilitation program. The City, through staff participation, is an active partner with the South Central CT Regional Council of Governments on its regional housing committees focusing on regional housing issues, the provision of affordable housing options and programs that reduce the risk of homelessness due to foreclosure and eviction. Over the past strategy period, CDA expanded the eligible items under its ongoing Handicap

Ramp program to include such things as portable ramps or stairlifts which require little or no structural changes and offer greater portability. CDA has taken on the role of intake office for housing complaints. However, the new administration has formalized a Fair Rent Commission for tenant/ landlord complaints.

AP-60 Public Housing – 91.220(h)

Introduction

WHHA has a total of 612 public housing units, of which, 516 are elderly/disabled units and 96 are family units. Most of the public housing developments under the management of the WHHA were built in the early 1960s. While these units have been generally well-maintained and renovated at appropriate intervals, the structures are over 50 years of age. In 2023, the West Haven Housing Authority was approved to finance renovations to the Surfside property, a 254-unit public housing property. Continued restoration and revitalization needs will be addressed by the Public Housing Authority as they come up.

In addition, WHA is in the process of converting all the public housing properties to Project Based Voucher/Section 8 properties to allow for more flexibility and greater choice for residents and to secure more stable funding for the program.

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

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

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

WHHA has several initiatives that encourage resident involvement and enable resident participation in homeownership. WHHA employs a resident coordinator who helps ensure that residents are supported in participating in policy decisions and programming designed to empower resident households.

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

NA

Discussion

NA

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

Introduction

West Haven is not eligible to receive Emergency Solutions Grant (ESG) funds or any other homeless grants but continues to allocate local funds to support a regional shelter which serves city residents. As a neighboring community to New Haven, through the 211 and local CAN process, most West Haven residents faced with homelessness are served by shelters and agencies in New Haven. Locally, the City of West Haven, through the Commissioner of Human Resources, the Veterans Administration Hospital, the Emergency Operations Center and the Police Department have worked collaboratively to address homelessness. Over the past year, with the use of federal ARPA funding, the City was able to provide a winter warming center to meet the needs of its homeless population. The program was extremely successful and operated at full capacity on the coldest winter nights. As ARPA funds become fully expended, the City is faced with filling the gap and finding alternative solutions to funding this much needed service.

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 City uses a portion of its CDBG funding to support Columbus House. This agency has an outreach program whereby they visit the known areas of homeless individuals and provide them with clothes, socks, toiletries, etc. and connect them with referrals to resources such as shelter, medical attention, counseling and other supportive programming. Additionally, the City of West Haven has hired a full-time social worker who will be able to assist with providing resource referrals and supports to the homeless.

CDA also provides funding to Bridges. They have an outreach program that dispatches a Mobile Addition Treatment Team Van which is available two times a week on the WH Green. The Citizen Advisory Committee is very aware of the need for resources for the City's homeless and most in-need residents and continues to provide funding to these agencies. Support of local food pantries also provides services to the food insecure and as needed provides referrals to homelessness support agencies and 211.

Over the past year, with the use of federal ARPA funding, the City was able to provide a winter warming center to meet the needs of its homeless population. The program served as a warming and hospitality center. It was extremely successful, operating at full capacity on the coldest winter nights. Once a homeless resident was engaged, it became possible to provide additional outreach and referrals to supports. As ARPA funds become fully expended, the City is faced with filling the gap and finding alternative solutions to funding this much needed service.

Addressing the emergency shelter and transitional housing needs of homeless persons

There is no emergency shelter facility in West Haven. Through 211 and the local CAN, homeless individuals in West Haven are referred to emergency shelters and programs in neighboring communities. The City works with Columbus House of New Haven and the entire Continuum of Care Coordinated Access Network (CAN) to address homelessness and shelter needs.

The CDA, along with the Human Resources Commissioner, will continue to assist with these efforts during this program year. The CDA currently partners with Columbus House to provide CDBG funding for homeless case management services and a subsidized housing program, which currently supports 20 individuals in West Haven.

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

Through involvement in the local Coordinated Access Network (CAN) and through outreach with local service providers the City will stay informed about homelessness and work to participate in programs that address chronic homelessness and support the transition for homelessness to housed.

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

West Haven helps low-income individuals and families avoid becoming homeless by offering a range of services and resources. These include housing rehabilitation services, first-time home buyer programs, and a range of supportive social services.

The City, through its CDA CDBG program and general fund resources, supports public service programs that provide a wide variety of critical wrap around services to low-income clients to assist in homelessness avoidance. The CDA Citizen Advisory Committee stresses the importance of providing funding to social service agencies that address "critical" needs to accomplish this objective.

Discussion

See narratives above.

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

Introduction:

The greatest housing need for low- and moderate-income households in West Haven is relieving cost burden due to the high cost of housing relative to household income levels. Through its policies, West Haven has permitted a variety of housing types to be developed. As a densely populated, urbanized first-ring suburb of 55,000 people, West Haven has a long history of providing affordable housing for households with low and moderate incomes. The cost to subsidize or underwrite housing development to create more affordable units requires a significant infusion of resources. Unfortunately, the City does not have the ability to run such programs itself and needs to rely on for-profit and non-profit developers and the efforts of the West Haven Housing Authority. As fiscally reasonable, the City will support projects that create affordable units.

The housing programs offered through West Haven CDA and the CDBG program are designed to provide affordable alternatives to assist with the creation of decent, safe and affordable units for West Haven's low to moderate income residents.

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

Despite being classified as an economically distressed municipality, West Haven has made every attempt to keep the tax rate fairly level. CDA offers both a single-family and multi-family housing rehabilitation program; the city is an active partner with the South Central Regional Council of Governments on its regional housing committees; CDA has expanded the eligible items under its ongoing Handicapped Ramp program to include such things as portable ramps or stair lifts which require little or no structural changes and offers greater portability.

Discussion:

See above

AP-85 Other Actions – 91.220(k)

Introduction:

The 2025-2029 Consolidated Plan identifies public facilities/improvements, especially those that protect the health and safety of residents (flooding, drainage, evacuation, access, etc.) as a priority item. The costs associated with such improvements can be considerable. As such, these improvements will be addressed in phases during the five-year strategy period of this Consolidated Plan, prioritized by community need. Improvements to public facilities, infrastructure and community spaces and the provision of services to meet community needs guide the planning process.

Actions planned to address obstacles to meeting underserved needs

Public Services, especially programs serving disadvantaged youth, the elderly, and the disabled, and public health and safety programming are of high priority. The City's public service programs serve as wrap around supports to the provision of decent safe and affordable housing. These needs are reflected in the Public Service category allocations for the 2025-2026 Program Year.

Five of the ten programs funded are youth-oriented; over 53% of the money budgeted for Public Services goes to programs/agencies serving youth from low- and moderate-income households. The City will also support programs offering rape crisis and domestic violence counseling; homelessness outreach and prevention; support for low-income elderly; and support for a local food pantry serving the food insecure.

Over the Program Year and throughout the strategy period, West Haven CDA will continue to informally reach out to other City departments and agencies to define City needs. This will include actions and efforts to define and address needs for broadband access and to improve community resiliency efforts and response to natural hazards. CDA and the City are working with a non-profit to provide broadband in a low- and moderate-income area where there are many rental units.

Actions planned to foster and maintain affordable housing

The greatest housing need for low- and moderate-income households in West Haven relates to cost burden due to the high cost of housing relative to household income levels. There is high demand for decent, safe, and affordable housing. The city works with for-profit and not-for-profit developers to increase the supply of affordable housing. Limited developable land and the lack of financial resources to significantly underwrite new affordable housing remain the biggest obstacles. With the resources available through the CDBG program it is not possible to develop new units however, the City does use its CDBG funding to support its residential rehabilitation programs which provide necessary health, safety and building code improvements to units occupied by low- and moderate-income homeowners. It is estimated that 7 households will benefit from the housing rehabilitation program and an additional 7 will be provided with ADA improvements to allow for safe mobility in and around their home.

Actions planned to reduce lead-based paint hazards

CDA incorporates the federal Environmental Protection Agency's Renovation, Repair and Painting program (RRP) requirements into its housing rehabilitation activities. As a HUD funding recipient, CDA is also required to conform with all current HUD regulations as they relate to lead, asbestos, radon and other environmental hazards in the housing units they rehabilitate. CDA will continue to work closely with the local health department on lead-based paint issues and requirements over the upcoming year.

Actions planned to reduce the number of poverty-level families

The City's coordinated approach to supporting households with incomes below the poverty line emphasizes the importance of providing supportive social services, job training, and educational programs. These efforts aim to create opportunities for increased income, helping households rise above the poverty threshold. Provision of affordable housing, through rental subsidies or project-based assistance, ensures a decent living environment while households work toward a higher standard of living. Additionally, housing programs for elderly residents and individuals with long-term health conditions or mobility challenges who are on fixed incomes are designed to control housing costs, maximizing the impact of limited income on their quality of life.

West Haven continues to encourage the coordination of programs within its control to address poverty during Program Year 2025-2026. The focus on youth programs has a two-fold anti-poverty benefit. It provides children of all ages with education and positive direction which will assist them in becoming economically successful in the future. In addition, these programs will allow parents to work more hours and increase their income. Providing resources and support to the elderly and food-insecure also helps to reduce the effects of poverty on participating households.

The housing programs assist in the anti-poverty strategy by reducing the housing cost burden thereby providing more income to households to meet other needs.

Actions planned to develop institutional structure

The Community Development Administration (CDA) currently administers the Community Development Block Grant (CDBG) program and in past years, has administered a series of Connecticut Department of Economic and Community Development grants as well as the City's CDBG-DR grant. As such, it has established itself as the lead agency in the City for housing related programs, except for the local public housing authority which oversees local Public Housing efforts. Long-standing financial and professional ties serve to assist communications between CDA, the City and the West Haven Housing Authority.

CDA also works with the City's Youth and Family Services Department, Grants Department, Emergency Operations Center, Planning and Economic Development Departments, Engineering, and Public Works Department in preparing the City's plans for housing and community development efforts.

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

service agencies

Local coordination efforts for the City's housing and community development programs continue to be organized through the West Haven Community Development Administration (CDA). These efforts rely on established communication lines among the CDA, other City departments and/or local/regional non-profit or state agencies and are greatly aided by the small size of the local city staff and local non-profits. Regular, in some cases, almost daily, contact between and among agencies is common.

Discussion:

See narratives above.

See narratives above

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

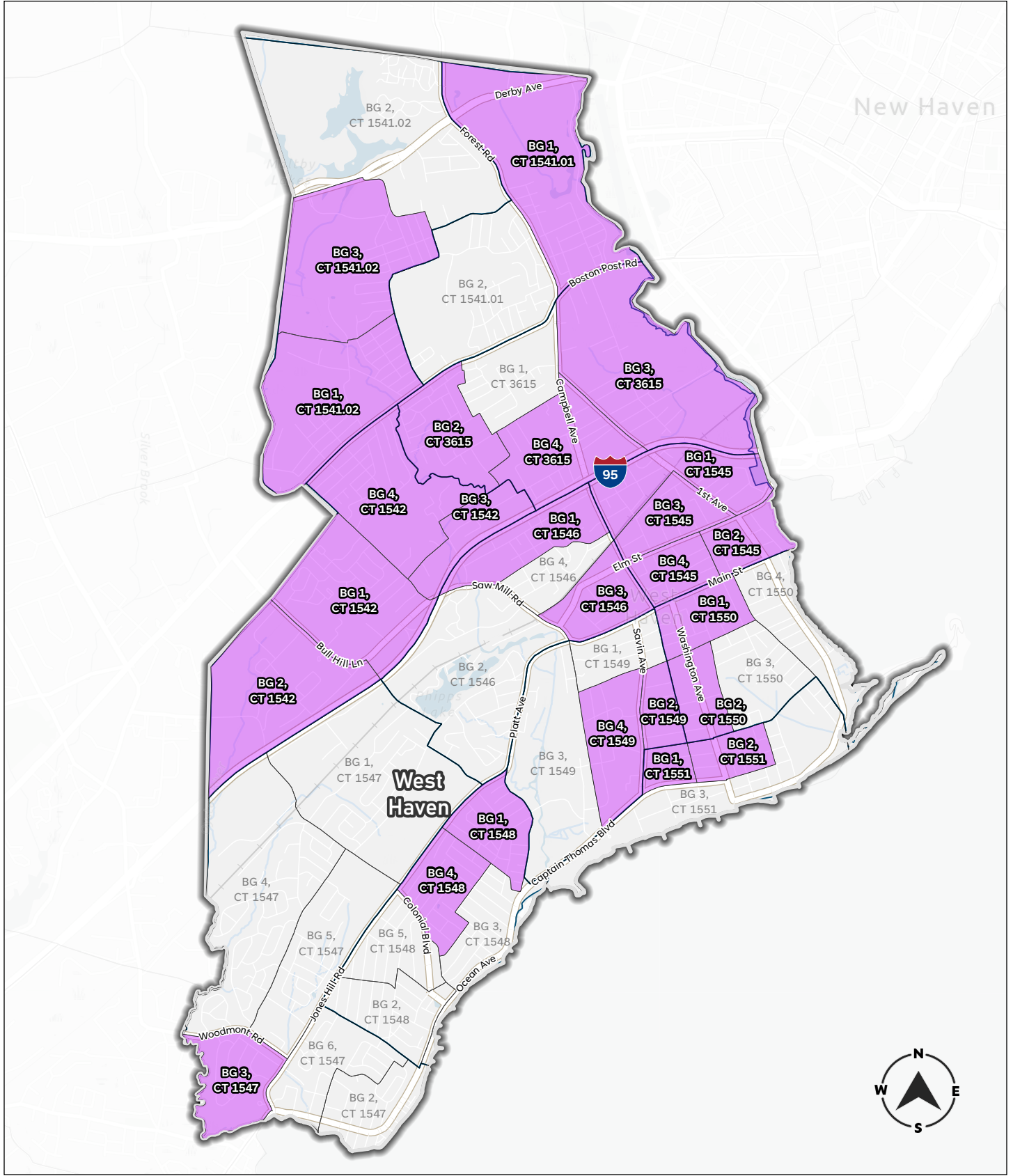
Reference 24 CFR 91.220(l)(1)

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	\$76,000
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	
3. The amount of surplus funds from urban renewal settlements	
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	
Total Program Income	\$76,000

Other CDBG Requirements

1. The amount of urgent need activities



- City of West Haven
- Census Tracts
- Low- and Moderate-Income Block Group*
- Block Groups

*HUD defines Low- and Moderate-Income Areas as those block groups where at least 51 percent of the residents are low- and moderate-income persons.