

Annual Report

Fiscal Year 2022-2023



OUR MISSION.....Is to ensure everyone has access to quality housing opportunities and options throughout the State of Connecticut.

March 1, 2024

I. HOUSING DEVELOPMENT

A. FY 2022-23 Housing/Economic Environment

The Connecticut Department of Housing's (DOH) mission is to ensure everyone has access to quality housing opportunities and options throughout the State of Connecticut. DOH has fully embraced the challenge of providing a variety of housing options for all income levels, tenancy and age groups in our diverse state. DOH has leveraged state, federal and private resources to identify and employ tools to develop and preserve all kinds of housing, from ownership to rental, from conventional rental to supportive housing, and from rapid to long term production. Connecticut's housing environment is both challenging and unique. In order for Connecticut to function at its best, there must be an adequate supply of housing in proximity to employment, public transportation, and community facilities, such as public schools. The housing stock must include affordable and accessible for sale and rental units, not only to meet social equity goals, but in order to ensure community viability. The development of a diverse and affordable housing stock must be carried out without sacrificing sound regulations that are in place to protect the environment and public health. The State of Connecticut is working toward ending chronic and family homelessness, providing opportunities for service-enhanced housing, and has already eliminated chronic veteran homelessness. DOH has worked extensively towards informed decision making that creates housing options for all people including: low-and moderate –income households, seniors, people with special needs, families and children, and the homeless in both rural and urban areas.

Overall, with people living longer, healthier lives and contributing to their communities and to society in general, there will be a call to address a wider range of abilities, needs and disabilities. These needs range from the more typical age-related changes such as those relating to vision, hearing, and mobility, to those of mental health, educational opportunities, and transportation. It will go grow increasingly important for our communities to plan for and address this spectrum of needs.

It will also grow increasingly important for our communities in Connecticut to develop a range of creative and effective programs to address the challenges in providing and encouraging a range of appropriate and affordable housing options for all of our citizens, both young and old, especially in light of the challenges that COVID-19 has brought. Health care provisions are increasingly relying on community-and home-based care rather than institutional care as detailed in the Affordable Care Act and other federal and state legislation and policies. The shift, in conjunction with the financial pressures the health care industry faces, will likely give rise to new community-based housing models that better link human services and health

care with residents (PAS Report 579, Planning Aging-Supportive Communities, Bradley H. Winick, AICP, LEED, and Martin Jaffe. Copyright 2015 by the American Planning Association).

Supportive housing strategies are already beginning to evolve such as housing types that improve linkages between residents' housing, human services, and health care needs. Many communities have developed housing assistance programs that often include one or more programs specifically targeted toward meeting the housing needs of disabled individuals. Housing authorities have increasingly become an important vehicle in the development of creative strategies to support their residents as their needs evolve. Additional strategies include the built environment where design promotes accessibility, visitability, and universal creativity that allow for flexible housing options such as accessory dwelling units and shared housing (PAS Report 579, Planning Aging-Supportive Communities, Bradley H. Winick, AICP, LEED, and Martin Jaffe. Copyright 2015 by the American Planning Association).

Effective July 24, 2017, Connecticut General Statute, Title 8, Chapter 126a, §8-30j requires every municipality in Connecticut to prepare an affordable housing plan at least once every five years. Under this statute, municipalities had until July 2022 to adopt an affordable housing plan. Keeping this in mind, the Connecticut Department of Housing together with Regional Plan Association and partners across the state created a guidebook to help municipalities develop their local affordable housing plans, as required by State statute §8-30j. The guidebook is intended to help communities to better understand what an affordable housing plan is and what should be included. It will help municipalities to know how to coordinate their affordable housing plan with other local planning documents like the Plan of Conservation and Development.

The housing market in Connecticut has seen significant changes and trends in recent times. According to data from Redfin, in August 2023, home prices in Connecticut were up 9.8% compared to last year, selling for a median price of \$426,400. On average, the number of homes sold was down 22.3%, with 3,853 homes sold in August this year, down 4,956 homes sold in August last year. The median days on the market was 34 days, down three days. ("Connecticut Housing Market: Prices, Trends, Forecast 2023" September 28, 2023, Maro Santarelli). On average, homes in the state are selling quicker than they are nationwide. The average listing in the U.S. stays on the market for 54 days, according to data from Realtor.com.

During the first nine months of 2023, cities and towns in Connecticut authorized 4,125 permits, up 8% from the year-ago period. The majority of those permits (60.4%) have been for apartment developments with five or more units. Thirty-six percent of permits were for single-family homes. ("CT new housing permits slow in Sept.; state still ahead of 2022's pace" October 31, 2023, Greg Bordonaro).

The Connecticut housing market in August 2023 has shown significant changes in home prices, supply, and demand. With a notable increase in home prices compared to the previous year, it's evident that the market remains competitive. Home prices are directly affected by demand, which, real estate experts believe is not going away. However, they are not rising as quickly as they once did, and Connecticut real estate agents predict that prices will level off or rise slightly this year. (“Connecticut Housing Market: Prices, Trends, Forecast 2023” September 28, 2023, Maro Santarelli).

Housing costs in Connecticut are the 10th highest in the nation. Residents are burdened by the lack of modestly priced rental options, a problem which affects all communities regardless of income levels, but is disproportionately affecting Connecticut’s families of color. About 120,000 households spend more than half of their income on rental housing, forcing many to spend less on other needs such as food, healthcare, and childcare. Nearly a third of Black renter households spend more than half their income on housing. (“Housing in CT 2022”, January 2022, The Partnership for Strong Communities).

Connecticut’s poorest families continue to struggle to find adequate and affordable housing. The partnership for Strong Communities indicated that for every 100 extreme low-income households in Connecticut there are only 42 rental units available and affordable to them. The state has and is currently working on helping renters by investing in rent-assisted housing. The state’s continued investment in new rental-assisted homes can reduce the proportion of households spending half or more of their income on housing. Additionally, the state has and will continue to make investments in the rehabilitation of its older units of public housing as well as continue to fund programs targeted at addressing privately owned homes in similar disrepair. These needs, coupled with data on Connecticut’s aging population, show there is an obvious need for both more affordable and supportive housing choices.

B. Housing Development Goals and Objectives/Investment Analysis

The overall goal of the housing and community development programs DOH administers is to develop viable communities by providing decent housing and a suitable living environment for low- and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing. The state works to preserve and increase the supply of quality affordable rental housing available to low- and moderate-income households and improve the

ability of low-and moderate-income residents to access homeownership opportunities and, within available resources, assist distressed households in maintaining homeownership. While increasing the supply of low-and moderate-income homes available for ownership, the quality of the living environment can be improved by incorporating responsible development strategies such as mixed-use and transit-oriented developments.

Increasing the supply of quality affordable housing can be accomplished in multiple ways including new construction and rehabilitation of existing units. Adaptive re-use of historic structures provides multiple benefits to communities. Redevelopment lowers the ratio of poor quality or unused structures. Additionally, re-use lessens sprawl in rapidly developing areas by preserving open space/undeveloped land. Adaptive re-use is very likely to engender community support by preserving structures that have long been part of the community.

DOH focuses its available resources to achieve the creation of new quality affordable rental units; to achieve the creation of new affordable homeownership opportunities; to achieve the preservation of existing affordable rental housing units; to achieve ending chronic and family homelessness by providing opportunities for service-enhanced housing; and to maintain homeownership opportunities.

Program success is measured through increased rental and homeowner housing opportunities that serve low-and-moderate income households with a variety of abilities in a variety of geographies.

The state utilized its federal formula grant funding, as well as its state allocations to address Connecticut's housing and community development needs through the application of six Growth Management Principles by giving funding priority to projects that address multiple needs and leverage existing infrastructure and resources, with a focus on addressing homelessness and expanding supportive housing opportunities. The six Growth Management Principles are:

- Collaborate with other state agencies to affirmatively further fair housing;
- Redevelop and revitalize regional centers and areas with existing or currently planned physical infrastructure;
- Expand housing opportunities and design choices to accommodate a variety of household types and needs;
- Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options;

- Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands; and
- Promote integrated planning across all levels of government to address issues on a statewide, regional and local basis.

The Department of Housing in collaboration with the Connecticut Housing Finance Authority invited any Developer/Owner that was looking to apply for funding and/or other resources from DOH and/or CHFA for the new construction, substantial rehabilitation, and/or preservation of affordable housing in the upcoming calendar year to participate in the Developer Engagement Process. This process was/is intended to identify and to create a pipeline of potential activity for future funding opportunities including but not limited to new construction, substantial rehabilitation and/or preservation of affordable and supportive housing.

Developers/applicants were asked to complete the DOH/CHFA Development Engagement Profile that described the project, development or concept as it currently stood. There was no requirement to engage a consultant, prepare any formal documentation, obtain any approvals or expend any funds in order to complete and submit the DOH/CHFA Development Engagement Profile.

Upon receipt of a DOH/CHFA Development Engagement Profile, developers/applicants were contacted by DOH to schedule a face-to-face meeting with DOH and CHFA staff to discuss the proposed activity outlined. When funding was available, including CDBG, HOME, NHTF, and state bond funds, projects in the pipeline were invited to make an application.

Between July 1, 2022 and June 30, 2023, the Department of Housing (“DOH”) completed 44 projects around the state and, in doing so, created or retained and estimated 2,440 total units, of which 651 units will be affordable. This includes a total project investment of \$595,240,113.52, with \$87,904,175.67 invested through the Department of Housing. An analysis of DOH’s housing development completion portfolio is detailed below. More detailed presentation of the DOH investments can be found at the end of this report as Attachment A.

The information provided includes:

- project name/location;
- the type of project including new construction, rehabilitation, mill conversion, historic conversion, planning and predevelopment projects;
- total project cost with a breakdown of DOH’s original investment;

- the funding source and/or funding round (CHAMP “#:), including the Housing Trust Fund (“HTF”), the Affordable Housing Program (“FLEX”), and the HOME Investment Partnerships Program (“HOME”);
- the type and the amount of federal or state funding;
- a breakdown of the total housing units created (“new”) or preserved;
- a breakdown by ownership or rental; and
- whether the units are limited to elderly or open to families.

1. Housing Development Portfolio Analysis

The table below outlines DOH’s housing investments. During this fiscal year the total value of DOH’s housing development portfolio grew to over \$1 billion.

Table 1 FY 2022-23 DOH Housing Development Activity			
	State	Federal	Total
FY 2022-23 Housing Activity	\$ 69,357,728.67	\$18,546,447	\$ 87,904,175.67
DOH Housing Portfolio Value	\$1,057,578,641.67	\$280,653,574	\$1,338,232,505.67

Source: DOH

The following table outlines DOH’s average rate of participation in its housing development projects. In an era of “doing more with less” DOH has worked hard over the past several years to increase its leverage ratio for housing development projects by partnering with other development and financing organizations.

Table 2 DOH Housing Development Leveraging				
All Funding Sources	Leverage Ratio	Total Development Cost	Non-DOH Funds	DOH Investment
FY 2022-23 Leverage Ratio	6.7	\$ 595,240,113.52	\$ 507,335,937.85	\$ 87,904,175.67
Portfolio Leverage Ratio	4.08	\$5,443,338,117.52	\$4,122,476,714.85	\$1,333,265,845.67

Source: DOH

The following table provides DOH’s cost per unit for the affordable housing units committed by DOH’s housing development investments.

Table 3			
DOH's Housing Development Per Unit Cost			
FY 2022-2023 Funding	DOH Investment	Units	DOH Per Unit Cost
Total Average FY 2022-23 Cost Per Unit	\$ 87,904,175.67	651	\$135,029.45
Total Average Portfolio Cost Per Unit	\$1,333,265,845.67	21,669	\$61,528.72

Source: DOH

2. State Funded Housing Production and Preservation Analysis

The table below outlines the number of units committed by household type. For the purposes of this section, “elderly units” are defined as units for which occupancy is restricted by age and “family units” are units for which occupancy is not restricted by age.

Table 4		
Household Type Analysis		
FY 2022-2023		
	Elderly Units	Family Units
Units Completed	674	1,766

Source: DOH

3. State Sponsored Housing Portfolio Preservation Initiative

Six (6) properties received nearly \$18,990,275 in funding to support the capital improvement of 349 units of affordable housing.

DOH and CHFA continue to identify properties that have critical healthy and safety needs. A total of thirteen (13) properties received \$3,335,750.12 in funding to support the critical needs of 401 units of affordable housing.

Through various forums, panels and conferences, CHFA and DOH staff continued their outreach to SSHP stakeholders to provide important information about the State’s SSHP-related resources. DOH and CHFA participated in the CONN-NAHRO annual convention. This event provides staff the opportunity to connect with affordable housing owners, residents, and technical assistance providers to discuss upcoming funding rounds and other statewide initiatives.

The following tables represent Critical/Priority Needs and SSHP properties, the units being preserved, and the award to be provided.

Table 5 A			
Critical/Priority Needs Projects Contracted During FY 22-23			
Property Name	Municipality	Units Preserved	\$ Awarded
Stonecroft	Hebron	25	\$497,554.30
Temple Pines	North Haven	30	\$116,848.75
Millbrook Village	Windsor	60	\$269,000.00
Sunset Park	Norwalk, CT	53	\$273,800.00
4-6 Arch Street	Norwalk, CT	8	\$596,056.00
Sect Supports, LLC	Scattered Sites	21	\$650,000.00
Harrington Place	Hartford	18	\$208,304.93
Good Cents	Hamden	4	\$346,780.00
Wells Run	Litchfield	30	\$ 83,759.00
Sharon Ridge	Sharon	20	\$ 61,208.65
Parkside Gables	Stamford	69	\$190,272.14
Sharon Ridge	Sharon	20	\$ 27,516.35
Maple Courts	Danielson	43	\$ 14,650.00
Subtotal		401	\$ 3,335,750.12

Table 5 B			
SSHP Preservation Projects Contracted During FY 22-23			
Property Name	Municipality	Units Preserved	\$ Awarded
King's Corner	Ledyard	30	\$1,300,000
Shiloh Gardens	Stratford	60	\$3,190,275
Temple Pines	North Haven	30	\$2,500,000
Ulbrich Heights	Wallingford	132	\$4,000,000
DJ Komanetsky	Bristol	44	\$4,000,000
Sunset Park	Norwich	53	\$4,000,000
Subtotal		349	\$18,990,275

Source: DOH

4. Housing Development Impact

In FY 2022-23 DOH was the lead state agency for all matters relating to housing in Connecticut. As part of the agency's overall mission, DOH worked to increase opportunities for Connecticut's citizens to live in safe, quality housing at affordable prices. To fulfill its mission, DOH monitored and analyzed the Connecticut housing environment and developed policies, strategies, programs and services that maximize success in expanding affordable housing opportunities in Connecticut.

It is difficult to capture the socio-economic benefits that flow from the provision of housing or improved housing to those who may not otherwise be able to afford it. These benefits include building a strong community tax base, encouraging safe streets, and empowering neighborhoods and communities to stabilize and flourish.

5. Small Cities Community Development Block Grant (“CDBG”) Program Portfolio

The Department of Housing is the designated principal state agency for the allocation and administration of the federal CDBG program for non-entitlement areas within the state. Non-entitlement areas include those units of general local government that do not receive CDBG funds directly from HUD as part of the entitlement program.

Funding for the Connecticut CDBG program is provided by the U.S. Department of Housing and Urban Development (HUD) under the guidelines of Title I of the Housing and Community Development Act of 1974, as amended. Eligible Activities must meet one of the following CDBG program National Objectives: benefiting low and moderate-income persons, eliminating slum and blight or addressing an urgent need.

The primary focus of the CDBG program is to benefit low-and moderate-income persons. The Connecticut CDBG program receives and distributes over thirteen million dollars each year. Communities participate in a competitive application process annually for CDBG funds to implement their proposed community and economic development projects.

For more information on the Small Cities CDBG program please visit the Department of Housing’s website at [Small Cities Community Development Block Grant Program - CT Department of Housing](#).

The following table offers a summary of the types of activities that were awarded funding during FY 22-23.

Table 6 SC/CDBG Program Projects Awarded During FY 2022-23		
Activity	Total Funding	Number of Projects
Homeowner Rehabilitation	\$ 0	0
Public Housing Rehabilitation	\$ 9,163,000	4
Total Housing	\$ 9,163,000	4
Public Service	\$ 448,780	1
Public Infrastructure	\$ 875,000	2
Total Public	\$ 1,323,780	3
TOTAL	\$ 10,486,780	7

Source: DOH

The following table outlines DOH’s Small Cities CDBG program activity during SFY 2022-23.

Table 7			
SC/CDBG Projects Awarded During FY 22-23			
Municipality	CDBG Covid Funds	Project Description	\$ Investment
Ansonia		Public Housing Modernization	\$ 1,500,000
Essex		Public Housing Modernization	\$ 1,763,000
North Haven		Public Housing Modernization	\$ 3,200,000
Portland	Yes	Public Facilities	\$ 725,000
St. Vincent DePaul Mission of Bristol, Inc.	Yes	Public Service	\$ 448,780
Vernon		Public Facilities & Improvements	\$ 150,000
Wallingford		Public Housing Modernization	\$ 2,700,000
	Total		\$ 10,486,780

Source: DOH

6. Supportive Housing

For more than twenty years, various agencies, both public and quasi-public, along with private organizations have joined in a collaborative effort to identify and develop long-term solutions to end chronic and long-term homelessness. Our partners include the Department of Mental Health and Addiction Services (“DMHAS”), the Department of Children and Families (“DCF”), the Department of Corrections (“DOC”), the Department of Veteran Affairs (“VA”), Court Support Services Division – Judicial (“CSSD”), the Department of Developmental Services (“DDS”), the Department of Social Services (“DSS”), the Office of Policy and Management (“OPM”), CHFA, and the Corporation for Supportive Housing (“CSH”). This partnership started in an effort to support of the statewide Next Steps Supportive Housing Initiative and the purpose was to increase service-supported, affordable housing for people with mental illness or substance abuse problems who face homelessness. DOH has devoted both Section 8 and State Rental Assistance to project-based programs developed as part of this initiative. DOH actively participates in the Balance of State Continuum of Care Steering Committee and Homeless Management Information Systems (HMIS) Steering Committee Meetings. DOH is also a member of the Reaching Home Steering Committee. Reaching Home is the leadership structure for planning and oversight of a framework to end homelessness in Connecticut modeled after the Federal Strategic Plan to Prevent and End Homelessness, *Opening Doors*.

Connecticut has a long history of providing permanent supportive housing to the most vulnerable homeless individuals and families in our State. Resources have been leveraged at the federal, state, local and philanthropic levels to permanently house over 5000 formerly homeless individuals and families. Connecticut

currently is implementing a Social Innovation Fund (“SIF”) grant, funded through CSH, in which we created a data match between our Homeless Management Information System (“HMIS”) and our Medicaid data, to locate and provide permanent supportive housing to the high cost users of Medicaid who are also homeless.

Connecticut also created a Connecticut Collaborative on Re-Entry (“CCR”), formerly known as the Frequent User Service Engagement (“FUSE”) program in which we matched data from the HMIS and our criminal justice system to permanently house individuals that cycle between jails and homeless shelters. Both programs are successful in reducing high cost institutional care. Services are designed to address the individual needs of the residents, and included the help of a case manager, connections to community treatment and employment services, and rehabilitation services that help the client achieve and retain permanent housing.

The State of Connecticut is planning to build on these successes to bring these programs to full scale. Although our State has been generous in appropriating over 100 million dollars for capital work, support services and rental assistance for permanent supportive housing, more resources are needed especially in light of the COVID Pandemic, to meet the goal of ending chronic homelessness, and youth and family homelessness. Connecticut has been successful in creating over 50 single site supportive housing properties that have resulted in over 1200 units of permanent supportive housing. In the past five years, Connecticut has been able to develop over 721 additional units of permanent supportive housing (89 units in this past year) by prioritizing efforts through the Low-Income Housing Tax Credit Program (“LIHTC”) program, the Qualified Allocation Plan (“QAP”), and the Competitive Housing Assistance for Multifamily Properties (“CHAMP”).

II. Housing Support Programs

A. Congregate Facilities Operating Cost Subsidies

Through the Congregate Facilities Operating Cost Subsidies DOH provided grants to housing authorities and nonprofit corporations that own/operate state-financed congregate rental housing for the elderly. These funds are distributed in four categories: rental assistance, core services, expanded core services, and assisted living services. Core services include one main meal a day, housekeeping services, and a 24-hour emergency service to enable semi-independent living in a residential setting for frail elderly. The program also provides rental assistance for those tenants who pay no more than 30% of their adjusted gross income toward rent. Expanded core includes the cost of hiring a resident service coordinator, emergency transportation service, and a wellness program. An assisted living service component is also available, on a voluntary basis, and

currently 6 of the 25 projects participate, where residents needing assisted living services can receive a subsidy of up to \$1,050 per month to offset the cost of these services.

Program participation, and the availability of the DOH grants allow the elderly residents to age comfortably in their apartment, and prevents many of them from premature placement in a nursing home or other higher level of care facility. At an average cost of assistance per month of approximately \$871.86, the State of Connecticut has already seen a significant savings in the cost of providing the necessary care to these individuals, when compared to the cost to the State of providing nursing home care, on average of \$14,516 per month. Although the minimum age of occupancy for these facilities is 62 years of age, the current average age of a resident of these facilities is 80 years young.

In FY 2022-23 DOH assisted 25 congregate facilities with \$10,797,160 in assistance.

Table 8			
Congregate Program Awards FY 2022-2023			
Entity	Project Name	Subsidized Units	Amount Awarded
Augustana Homes, Inc.	Augustana Homes	44	\$ 479,726
Women's Institute Reality of CT,	Eleanor Congregate Apts.	35	\$ 669,977
Bristol Housing Authority	Komanetsky Estates	44	\$ 387,427
Enfield Housing Authority	Mark Twain I and II	82	\$ 207,601
Glastonbury Housing Authority	Herbert T. Clark	45	\$ 463,347
Hill House, Inc.	Hill House	61	\$ 436,388
Mystic River Homes, Inc.	Mystic River Homes	50	\$ 581,860
Hamden Housing Authority	Mount Carmel	30	\$ 538,164
Sheldon Oak Central, Inc.	Bacon Congregate	23	\$ 535,014
Killingly Housing Authority	Maple Court	43	\$ 189,063
Manchester Housing Authority	Westhill Gardens	37	\$ 395,561
Lutheran Social Services, Inc.	Luther Manor	45	\$ 309,292
Naugatuck Housing Authority	Robert E. Hutt	36	\$ 356,845
Hannah Gray Development Corporation	E.B. Scantlebury	20	\$ 375,827
Norwalk Housing Authority	Ludlow Commons	44	\$ 639,842
Under One Roof, Inc.	The Marvin	49	\$ 633,736
St. Jude Housing Corporation	St. Jude Commons	51	\$ 365,864
Town of Orange	Silverbrook Estates	45	\$ 456,000
Pomfret Community Housing Corporation	Seely Brown Village	30	\$ 493,709
Ridgefield Housing Authority	Prospect Ridge	34	\$ 387,040
Simsbury Housing Authority	Virginia Connolly	40	\$ 456,729
Stamford Housing Authority	Margot J. Wormser	41	\$ 518,340
Trumbull Housing Authority	Stern Village	36	\$ 267,515
Vernon Housing Authority	F.J. Pitkat	44	\$ 277,130
Wilton Commons 2 LLC	Wilton Commons II	23	\$ 375,163
TOTAL		1,032	\$10,797,160

Source: DOH

B. Elderly Rental Assistance Program (ERAP)

The ERAP Program provided rental assistance to low-income elderly persons residing in DOH-assisted rental housing for the elderly. DOH contracted with nonprofit organizations as well as local housing authorities that provide rental subsidies in accordance with an approved contract.

The following table outlines the FY 2022-23 awards.

Table 9				
Elderly Rental Assistance Program Awards FY 2022-23				
Entity	Units	Tenants on RAP	Disabled/ under 62	Amount Awarded
Ashford Housing Authority	32	13	3	\$ 33,713
Branford Housing Authority	90	17	4	\$ 15,240
Brookfield Housing Authority	35	10	1	\$ 16,716
Colchester Housing Authority	70	26	7	\$ 43,476
Coventry Housing Authority	40	5	1	\$ 5,748
Enfield Housing Authority	200	74	32	\$ 145,434
Essex Housing Authority	36	10	1	\$ 9,900
Guilford Housing Authority	90	27	6	\$ 22,488
Hamden Housing Authority	80	26	5	\$ 30,492
Hebron Housing Authority	25	7	1	\$ 9,570
Carabetta (Faith Manor)	40	16	1	\$ 81,552
Killingly Housing Authority	120	10	2	\$ 5,388
Manchester Housing Authority	80	41	17	\$ 101,832
Mansfield Housing Authority	40	4	1	\$ 12,606
Marlborough Association for Senior Housing	24	15	2	\$ 66,600
Monroe Housing Authority	30	6	1	\$ 8,412
North Branford Housing Authority	60	16	4	\$ 23,220
Norwich Housing Authority	183	48	21	\$ 87,948
Old Lyme (Ryefield)	39	22	1	\$ 75,780
Oxford Housing Authority	34	4	0	\$ 13,560
Preston Housing Authority	40	13	1	\$ 13,056
Ridgefield Housing Authority	60	30	3	\$ 77,900
Simsbury Housing Authority	70	9	3	\$ 24,756
South/Southwest Housing Corporation	36	9	0	\$ 36,048
Wallingford Housing Authority	155	30	10	\$ 33,116
Wethersfield Housing Authority	111	26	10	\$ 49,379
Willimantic Housing Authority	50	20	7	\$ 46,200
Windsor Locks Housing Authority	40	4	2	\$ 10,152
TOTAL	1,910	538	147	\$ 1,100,282

Source: DOH

1. Elderly/Congregate Rental Assistance Program - ERAP Assessment

In accordance with § 8-119ℓ of the Connecticut General Statutes, the Department of Housing is required to prepare a comprehensive analysis of the current and future needs for rental assistance under the Elderly/Congregate Rental Assistance Payments program (ERAP). In order to do this, DOH collected detailed information from the current owners of the participating properties through the submission of Tenant Certification and Rent Roll forms. These forms broke down actual tenant contributions toward rent, as well as the subsidy portion to be paid through ERAP. The analysis of these subsidy costs included taking into consideration the effect of anticipated rent increases projected both during the current year and in the coming year, allowing accurate estimates of the impacts of these necessary rent increases on the cost of the program.

All of this information was used to estimate the annualized needs of the current residents at participating properties, and to estimate the program wide need should all of the eligible properties be brought into the program.

The table below summarizes this analysis, and identifies both the current subsidy levels, as well as those projected funding levels necessary to maintain the current roster of eligible residents, and an estimate of the funding necessary to include all of those eligible elderly and young disabled residents who pay more than 30% of their income for rent and utilities living in these participating facilities.

Elderly/Congregate Rental Assistance Payments Needs				
Table 10				
Report Year FY 2022-23 Allocation	Current Year FY 2023-24 Allocation	FY 2023-24 Current Participants Annualized	FY 2024-25 Projected Need – Current Participation	FY 2024-25 Projected Need – Full Participation
\$1,935,624	\$1,978,210	\$ 2,007,883	\$ 2,058,080	\$ 4,524,000
538 Elderly residents	887 Elderly residents	887 Elderly residents	887 Elderly residents	1,850 Elderly residents
325 Congregate residents	65 Congregate residents	65 Congregate Residents	65 Congregate Residents	65 Congregate Residents

Source: DOH

Current policy of the department has been that new participants may be added to the Elderly portion of the program as existing participants come off, maintaining the current number of participants in the program. This will allow those properties that have residents with a current unmet to participate in the program without substantially increasing the subsidy cost to the program.

The **FY 2024-25 Projected Need – Current Participation** reflects the **FY 2023-24 Current Participants Annualized** plus approved or anticipated rent increases at these participating facilities. There are no anticipated savings due to tenant turnover, as properties are being allowed to maintain the current number of participants at each facility.

The **FY 2024-25 Projected Need – Full Participation** reflects the projected need for rental assistance at all of the participating facilities if new unsubsidized residents were allowed to be added to the program, as well as maintaining all of the current Congregate residents rental assistance costs remaining under ERAP. It is anticipated that up to an additional 963 residents in participating Elderly facilities may be in need of rental assistance. This would extrapolate to a total of \$ 4,524,000 in new ERAP funding being necessary to assist these individuals. This would bring total participation to approximately 1,905 elderly/disabled residents receiving assistance.

C. Resident Service Coordinator (“RSC”) Program

The RSC Program (also known as the Elderly Rental Registry and Counselor Program) provided grant funds to sponsors of DOH-assisted rental housing for the elderly to hire a resident services coordinator to perform an evaluation of all tenants and to provide other services related to housing when necessary. FY 22-23 DOH awarded the total grant amount of \$967,970 to provide for a total of 4,510 housing units.

Table 11					
Resident Services Coordinator Program Awards FY 22-23					
Entity	Total Units	Amount Awarded	Entity	Total Units	Amount Awarded
Ansonia Housing Authority	40	\$8,400	Monroe Housing Authority	30	\$7,200
Ashford Housing Authority	32	\$7,400	Morris Housing Authority	20	\$6,600
Berlin Housing Authority	70	\$14,800	Naugatuck Housing Authority	194	\$38,000
Bethel Housing Authority – E166	40	\$8,400	Newington Housing Authority	106	\$22,600
Bethel Housing Authority – E133	40	\$8,400	New London Housing Authority	210	\$39,500
Branford Housing Authority	90	\$19,200	New Neighborhoods	28	\$7,400
Canton Housing Authority	40	\$8,400	North Branford Housing Auth.	60	\$14,000
Cheshire Housing Authority	48	\$12,000	North Haven Housing Authority	70	\$14,800
Colchester Housing Auth.	70	\$14,920	Norwich Housing Authority	183	\$38,500
Coventry Housing Authority	80	\$17,120	Oxford Housing Authority	34	\$7,600
Danbury Housing Authority	100	\$21,120	Plainfield Housing Authority	0	\$0
Deep River Housing Authority	26	\$7,000	Plainville Housing Authority	120	\$25,680
Derby Housing Authority	106	\$20,000	Preston Housing Authority	40	\$8,400
East Hampton Housing Authority	70	\$14,920	Putnam Housing Authority	0	\$0
East Windsor Housing Authority	84	\$17,920	Ridgefield Housing Authority	60	\$14,600
Ellington Housing Authority	42	\$8,800	Simsbury Housing Authority	70	\$15,000
Enfield Housing Authority	200	\$38,500	Southington Housing Authority	180	\$38,000
Essex Housing Authority	36	\$7,400	South/Southwest Housing Corp.	36	\$7,800
Farmington Housing Authority	40	\$8,400	So. Windsor Housing Authority	70	\$15,000
Glastonbury Housing Authority	162	\$32,000	Stafford Housing Authority	110	\$23,400
Greenwich Housing Authority	51	\$12,240	Tolland Housing Authority	30	\$7,200
Groton Housing Authority	174	\$30,250	Vernon Housing Authority	54	\$14,000
Guilford Housing Authority	90	\$22,500	Wallingford Housing Authority	155	\$38,000
Hamden Housing Authority	32	\$7,600	Watertown Housing Authority	120	\$25,500
Hebron Housing Authority	190	\$35,000	Westbrook Housing Authority	32	\$7,400
Killingly Housing Authority	25	\$7,400	Westport Housing Authority	50	\$14,000
Manchester Housing Authority	120	\$25,680	Willimantic Housing Authority	50	\$14,000
Mansfield Housing Authority	80	\$17,120	Winchester Housing Authority	14	\$5,200
Marlborough Association for Senior Housing, Inc.	40	\$8,400	Windsor Housing Authority	112	\$23,100
Middlefield Housing Authority	24	\$7,000	Woodstock Housing Authority	0	\$0
SUBTOTAL	2,272	\$475,790	SUBTOTAL	2,328	\$492,480

Source: DOH

D. Assisted Living Demonstration Program

The Assisted Living Demonstration Program provided subsidized assisted living to persons who reside in four specific assisted living demonstration sites. Assisted living was designated for people who want to live in a community setting and who need help with activities of daily living, but who do not need nursing home care. Demonstration participants received assisted living services through an assisted living services agency, which is licensed by the Department of Public Health and is under contract with the housing community. These funds are intended to supplement the revenue generated by the property by providing a rental subsidy which is used primarily to cover the cost of debt service on the state bond funds originally used to develop these four properties.

Table 12		
Assisted Living Demonstration Program Awards FY 2022-23		
Entity	Qualified Units	Amount Awarded
Herbert T. Clark, Glastonbury	25	\$ 236,000
Smithfield Gardens, Seymour	56	\$ 579,000
Luther Ridge	45	\$ 443,000
The Retreat	100	\$1,363,000
TOTAL	226	\$2,621,000

Source: DOH

E. Section 8 New Construction/ Substantial Rehabilitation

The Section 8 New Construction/Substantial Rehabilitation Program (“Section 8 NC/SR”) is a federal project-based rental subsidy program administered by DOH under C.G.S. Section 8-37r, Section 8-37u and Section 8-37x, as well as the U.S. Housing Act of 1937, as amended.

DOH acted as contract administrator for two (2) projects throughout Connecticut to ensure HUD-subsidized properties were serving eligible families at the correct level of assistance. DOH also provided asset management functions to ensure the physical and financial health of these HUD properties. For FY 2022-23, DOH’s contract administrator fee was \$35,023 and a total of \$397,382 in rental assistance was paid to the two properties. The following table provides detailed information on DOH’s HUD Section 8 projects across the state during the fiscal year. As of June 1, 2023, DOH is no longer the contract administrator for these two projects.

Table 13			
HUD Section 8 Portfolio			
Town	Project Name	# Elderly	# Family
Danbury	Fairfield Ridge Mill Ridge	0	30
Norwich	Hillside Apartments	0	26
TOTAL		0	56

Source: DOH/HUD

F. Section 8 Project-based Rental Assistance

The Section 811 Project-based Rental Assistance (811 PRA) program is a federal project-based rental assistance program funded by HUD. As the lead grant recipient, DOH acts as the program and contract administrator for 811 PRA projects. DOH was awarded two grants totaling more than \$11 million. The first grant generated 71 units of permanent supportive housing located throughout the state. DOH anticipates an additional 100 units will be added to the program as more projects reach completion by the end of the second grant.

The program provides rental assistance to persons with disabilities from three targeted population groups: individuals who are homeless or at risk of homelessness referred by the Coordinated Access Network (CAN), those transitioning out of institutions with services through the Money Follows the Person Program (MFP), and individuals diagnosed with Autism Spectrum Disorder (ASD) with services through the Medicaid Lifespan Waiver. For FY2022-2023, a total of \$682,413 in rental assistance was disbursed to the properties listed in the table below.

HUD Section 811 PRA Portfolio		
Town	Project Name	# Units
Waterbury	Cherry Apartments	8
New Britain	Columbus Commons	16
Hamden	Hamden Specialty Housing (415 Mather Street)	11
Brookfield	Laurel Hill	14
Bridgeport	Olde School Commons	6
New London	Saint Mary Place	5
Wallingford	Ulbrich Heights	11
TOTAL		71

Source: DOH/HUD

III. Summary of Efforts to Promote Fair Housing

All information on activities or requirements provided in this section were carried out by DOH during FY 22-23.

Civil Rights Compliance

Recipients of HOME and SC/CDBG funds were required to undertake activities to demonstrate their compliance with applicable anti-discrimination laws and regulations. Because of the various activities eligible under these programs some or all of the following may apply:

- For housing projects with 5 or more units with one owner in common, affirmatively market housing units to persons identified as least likely to apply;
- Utilize newspapers and community resources targeted to members of minority groups to advertise the availability of housing, employment and contracting opportunities;
- Develop and implement a Tenant Selection Plan and Tenant Grievance Procedure;
- Include the Affirmative Action/Equal Opportunity Employer Statement and/or Fair Housing Statement and disability logo in all advertisements/notices;
- Provide employment and training opportunities to Section 3 residents and businesses and if required, have in place and implement a Section 3 Plan;
- Utilize the Connecticut Department of Administrative Services web site Directory of Small, Minority- and Women-Owned Businesses to solicit bids and to outreach to these firms. Points were given in the SC/CDBG application process to those Small Cities who could document utilization of these firms;
- Develop and implement a Fair Housing Action Plan;
- Provide a certification to affirmatively further Fair Housing;
- Develop and post a Fair Housing Policy Statement;
- Develop, post and implement an Affirmative Action Plan or Affirmative Action Policy Statement;
- Recipients are required to include in any sub-contracts the necessary affirmative action and equal employment opportunity provisions to demonstrate the subcontractor's compliance with applicable state and federal laws and regulations;
- Develop and post an American with Disabilities Act (ADA) Notice and Grievance Procedure;
- Post at their offices fair housing and anti-discrimination posters and equal opportunity in employment postings in English and in Spanish;

- Applicants are strongly encouraged to develop and implement or update a Section 504 Self-Evaluation and Transition Plan every 3 years. Points are given in the application process for those CDBG applicants who update and implement their plans; and
- Recipients are monitored to ensure that they implement the Fair Housing Action Steps as identified in their Fair Housing Action Plan. Points are given in the CDBG application process based on the number of documented action steps that were undertaken in the past three years.

Employment Outreach

To ensure that the DOH recipients of HOME and SC/CDBG funds provide equal opportunities in employment, contracting and the provision of services and benefits, DOH has incorporated requirements and guidelines pertaining to affirmative action, racial and economic integration and economic development opportunities for small, minority- and women-owned businesses in either the application or in the contract for financial assistance.

For the HOME Program, the dollar value of contracts reported for MBE, WBE and Section 3 is calculated based on HOME projects completed during the program year and may include financing from other than the HOME Program. There were two (2) HOME contracts completed during the program year. Four (4) Home contracts were signed in the 22-23 Program Year.

For the SC/CDBG Program, the dollar amount of contracts reported for MBE, WBE and Section 3 is calculated based on contracts awarded during the program year and may include financing from other than the SC/CDBG Program. The dollar amount of contracts that included SC/CDBG funding awarded to Minority-Owned Business Enterprises (MBE), was \$1,563,622.70 of which \$329,014.40 was awarded to firms owned by persons who are Black Americans, \$1,114,179.76 was awarded to firms owned by persons who are Spanish American, and \$120,428.54 was awarded to firms owned by persons who are Asian or Pacific. The dollar amount of contracts that included SC/CDBG funding awarded to Women-Owned Business Enterprises (WBE) was \$1,445,948.11. In addition, a total of \$1,455,539 was awarded in contracts for Section 3 firms.

In addition, DOH contracted with the Fair Housing Center to provide training opportunities for homeless shelter staff and grantees/contractors to address their Affirmative Fair Housing Marketing obligations. These included:

- Trained 90 staff members at shelters for the homeless on the fair housing laws to ensure that they are not denying shelter for illegal discriminatory reasons.

Nondiscrimination/Fair Housing

DOH continued to administer the HOME and SC/CDBG programs in a nondiscriminatory manner, in accordance with equal opportunity, affirmative action and fair housing requirements. Recipients of HOME and SC/CDBG funds for housing related activities were required to comply with the following civil rights laws and regulations:

- Title VI of the Civil Rights Act of 1964;
- Title VIII of the Civil Rights Act of 1968, as amended;
- The Americans with Disabilities Act;
- Executive Orders 11063, 11246, and 12892;
- Section 3 of the Housing and Urban Development Act of 1968, as amended;
- Minority Small Business Enterprises – good faith effort, 24CFR 85.36(e);
- The Age Discrimination Act of 1975, as amended;
- Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended;
- Section 109 of Title I of the Housing and Community Development Act of 1974, as amended;
- Section 503 and 504 of the Rehabilitation Act of 1973, as amended;
- Sections 92.202 and 92.252, 24 CFR Part 92; and
- 24 CFR Part 85.36(e).

Continuing Efforts to Affirmatively Further Fair Housing

DOH continues to provide the most recent statewide [Analysis of Impediments \(AI\) to Fair Housing Choice](#) on our website. What follows is a review of progress made on the previous year's goals as outlined in the State AI.

Objective 1 – Increasing housing access for protected classes

- DOH entered into a contract from with the Corporation for Independent Living with funding from the Affordable Housing (Flex) Fund to finance the “Loans and Grants Program” to undertake the rehabilitation and accessibility upgrades to at least twenty (20) units of owner-occupied housing for the purposes of keeping families in their principal residence and avoiding potential moves to a long term care facility. There were fifteen (15) Money Follows the Person (MFP) jobs completed and twenty-two (22) Loans for Accessibility (LFA) jobs completed.

- DOH awarded \$22,326,025 in Critical Needs and SSHP funding to rehabilitate a total of nineteen (19) state public housing projects, preserving 750 units of family, elderly, congregate and limited equity cooperative housing. As a part of the contracting process, submission of an up-to-date Affirmative Fair Housing Marketing Plan (AFHMP) and Tenant Selection Plan (TSP) that are in conformance with state regulations was mandatory. DOH has spent a considerable amount of time providing technical assistance to owners and managers of this housing in order to achieve compliance. Individual and group training was offered to applicants. More group training sessions will be offered to these housing providers by DOH in the next fiscal year and beyond.
- DOH is on the Board of Directors for the “Money Follows the Person” Medicaid Rebalancing Program and is active on its Housing Committee and others as required.
- DOH is on the Board of Directors for the Long Term Care Planning Committee, Supportive Housing Preservation Committee; Interagency Council on Supportive Housing and Homelessness; and CCEH Homeless Prevention and Rapid Re-housing Task Force.

Objective 2 – Increasing supply of affordable housing.

- DOH awarded \$66,534,867 to support affordable housing development in diverse communities, including sixteen (16) housing projects during SFY 2022-23, which will result in 751 total units of affordable housing, with 544 of those units DOH supported. Funding will support multifamily development in higher opportunity areas, revitalize senior and family housing.
- 2,440 housing units were completed during SFY 2022-23, of which 651 were DOH supported units.

Objective 3 – Begin systematic data collection on fair housing issues.

- DOH collects data on a quarterly basis from its grantees relative to Section 3 practices, affirmative fair housing action steps and activities.
- DOH is implementing a “Performance Report on Affirmative Fair Housing Marketing Results” which must be submitted to DOH on an annual basis detailing the percentage of “least likely to apply” (LLA) in residence and currently on the project’s waiting list.

Objective 4 – Increase training of state employees in the area of fair housing.

- The Connecticut State Legislature reaffirmed its commitment to civil rights and fair housing by authorizing \$670,000 for the SFY 2022-23 to the CT Fair Housing Center (FHC) to continue its work.

As part of its duties the FHC provided training and technical assistance on an on-going basis to state employees from DOH, DSS, CHFA and DMHAS who work on fair housing issues and compliance.

- FHC worked with DOH staff to update the SC/CDBG application, process, and training materials for the SC/CDBG Application Workshop.

Objective 5 – Fair Housing outreach, education, and enforcement activities.

The CFHC, with financial assistance from DOH, carried out the following:

- Performed intakes and gave fair housing advice to 672 Connecticut households;
- Investigated 495 complaints of discrimination;
- Assisted 70 Connecticut residents with disabilities in requesting reasonable accommodations and reasonable modifications;
- Obtained reasonable accommodations and reasonable modifications for 26 Connecticut households without litigation or court action;
- Performed 31 tests designed to investigate any claims of housing discrimination;
- Provided 2,936 hours of legal assistance to the victims of housing discrimination;
- Provided information on the fair housing laws to 640 people who are at risk of eviction to ensure that they understand their rights and responsibilities under the fair housing laws;
- Provided 9 translation services for outreach materials into languages other than English and Spanish as needed for 3 state programs that assist tenants and/or homeowners.
- Reached out to 194 Connecticut residents who have foreclosure actions filed against them by inviting them to make an appointment with the Fair Housing Center’s foreclosure prevention staff and sending copies of the Fair Housing Center’s foreclosure manual;
- Assisted homeowners in danger of losing their homes to foreclosure by offering virtual office hours each week reaching approximately 80 Connecticut residents;
- Distributed the CFHC “Representing Yourself in Foreclosure: A Guide for Connecticut Homeowners” to 61 Connecticut residents;
- Completed 365 intakes for homeowners in foreclosure and provided 1,490 hours of legal advice;
- Represented 21 homeowners in foreclosure in an effort to save their home, prevent homelessness and ensure their transition to alternative housing, and /or obtain a mortgage modification;
- Worked with tenant groups, tenants living in large buildings, or other groups of tenants to ensure that tenants knew and understood their rights under the landlord/tenant laws and to help them stay in their

homes if they wanted – provided substantial assistance to 5 tenant units, support to 7 additional tenant units with approximate reach of 500 tenants;

- Assisted tenants in applying for rental assistance programs by reviewing notices of waiting list openings, ensuring that the notices comply with the applicable regulations and fair housing laws, and notifying them about how and when to apply;
- Provided fair housing information to 318 new homebuyers by presenting at first homebuyer classes sponsored by housing counseling agencies;
- Participated in 6 meetings of the Right to Counsel (RTC) program to ensure that it incorporated equity principles and that BIPOC received the help they needed.
- Participated in 14 Home Connecticut meetings and work collaboratively to reduce barriers to housing stability.
- Assisted tenants in applying for rental assistance programs by reviewing notices of waiting list openings, ensuring that the notices comply with the applicable regulations and fair housing laws, and notifying them about how and when to apply;
- Provided and maintained access to the eviction court filing database for all eviction defense providers in Connecticut - 25 attorneys can monitor cases;
- Collaborated with 19 municipalities at the local level to make fair rent commissions more accessible and effective at preventing displacement, which will reduce the burden of eviction cases on the courts;
- Provided short legal advice to 525 tenants;
- Provided legal information, legal advice, legal research and potential representation to tenants, tenant organizations, and tenant organizers in connection with fair rent commissions, health/safety code violations, and landlord retaliation.

The following education and training opportunities were provided:

- Trained 90 staff members at shelters for the homeless on fair housing laws to ensure that they are not denying shelter for illegal discriminating reasons.

Objective 6 - Monitoring and enforcement of fair housing laws and policies.

The CFHC, with financial assistance from DOH, carried out the following:

- Performed 7 rental tests to determine if subsidized landlords were evaluating eviction records on a case-by-case basis.

- Monitored and reviewed 2 appellate matters where it was necessary to protect homeowner’s rights and access to justice, particularly when they were facing foreclosure as a self-represented party;
- Spent 29 hours monitoring bank mergers and branch closings to determine how they affect access to banking services for low-income people and people of color;

If discrimination is found as the result of any of the CFHC’s monitoring activities, CFHC will determine and impellent next steps to ensure compliance with the ant-discrimination laws – CFHC’s attorneys are currently making decisions about which cases to file in court.

IV. Consumer Loan Programs

A. Energy Conservation Loan Program (“ECL”)

1. Program Summary

The ECL and the Multifamily Energy Conservation Loan Program (“MEL”) provided financing at below market rates to single family and multi-family residential property owners for the purchase and installation of cost-saving energy conservation improvements. The program was administered by the Capital for Change with funding from DOH. Single family (1-4 units) homeowners borrowed up to \$25,000 and multi-family property owners borrowed up to \$2,000 per unit (a maximum of \$60,000 per building) for a period of 10 years for eligible improvements.

The following are some of the improvements eligible under the ECL/MEL programs:

- Automatic Set-Back Thermostats
- Siding
- Caulking and Weather-Stripping
- Insulation
- Heat Pumps
- Replacement Heating Systems
- Replacement Roofs
- Replacement Windows
- Solar Systems and Passive Solar Additions

2. Application Review Process

Capital for Change receives the majority of applications electronically via the online application. A manual application can also be taken over the phone, mailed to Capital for Change or completed in

person. Capital for Change’s address is 121 Tremont Street, Hartford 06105. The web site is: capitalforchange.org.

These steps outline how a Capital for Change Program Administrator processes ECL applications:

- Application is received and reviewed to make sure application meets requirements. Staff confirms the applicant meets income requirements and confirms property taxes are current.
- If the applicant income qualifies and property taxes are current a credit report is pulled and reviewed and the applicant’s debt to income (DTI) ratio is calculated.
- If applicant meets the requirements of steps 1 and 2 above the applicant is pre-approved and is sent affidavits that describe all the required documentation that is needed to issue final loan approval. If the applicant does not meet the debt to income ratio requirements AND the application is a Health & Safety Issue the application is reviewed for a Program Waiver or Deferred Loan; this is done on a case by case basis.
- Upon receipt of signed affidavits and all supporting requested documentation, the file undergoes final underwriting to verify all supporting documentation and to verify the information provided on the application is correct as well as that the planned improvements meet the program guidelines.
- Final approval and loan closing documents are sent to the applicant.
- After the original signed loan documents have been received by Capital for Change along with the Loan Agreement recording fee, the loan will be processed for disbursement of funds directly to the borrow.
- Work Completion forms must be submitted to Capital for Change within 90 days of the loan closing, unless otherwise approved.

3. FY 2022-23 Activity

Table 14 ECL Program Activity FY 2022-23		
Loan Type	Number	Investment
ECL	-	\$ -
MEL	-	\$ -
Deferred	-	\$ -
TOTAL	-	\$ -

Table 15	
Fee Type FY 2022-23	
Admin	\$ 3,744.00
Loan Servicing	\$ 79,248.00
Recovered Late Fees	\$ 5,370.15
TOTAL	\$ 88,362.15
Average Days App to Close	0 days
Average Days App to Fund	0 days

Source: DOH

V. Resiliency Programs

A. Community Development Block Grant - Disaster Recovery Program

The Disaster Relief Appropriations Act of 2013 (Pub. L. 113-2) allocated Community Development Block Grant disaster recovery (“CDBG-DR”) funds for the purpose of assisting recovery in the most impacted and distressed areas declared a major disaster due to Superstorm Sandy. DOH has been designated as the principal state agency for the allocation and administration of the CDBG-DR program and all associated funding.

DOH received 3 allocations of these federal block grant funds, Tranche 1 - \$71, 820,000 & Tranche 2 - \$66,000,000, Tranche 3 - \$21,459,000 totaling \$159,259,000. Tranche 3 consists of \$11,459,000 in CDBG-DR funds and \$10,000,000 in Rebuild by Design (“RBD”) funds for Resilient Bridgeport Initiative.

DOH allocated CDBG-DR funds to eight (8) major program areas: Owner Occupied Housing, Multifamily Housing, Economic Revitalization, Infrastructure, Planning, Rebuild by Design, Homeless Prevention Demonstration Project and Public Facilities. DOH has expended more than \$148 million under these program areas with \$2,596,037.49 being expended in the last fiscal year.

The CDBG-DR program also funded the successful completion of 32 municipal mitigation and resiliency planning projects in 12 towns, eighteen (18) infrastructure hardening projects, and three (3) multifamily redevelopment projects comprising over 400 publicly-assisted housing units. In response to the State’s request for unmet needs data, local governments identified at least twelve (12) structural repair projects for businesses totaling \$5.3 million and an additional \$5 million of repair or replacement of equipment.

For the list and description of all projects funded under this grant, please see the CDBG-DR Quarterly Report ending June 30, 2023.

[QPR PDF \(ct.gov\)](#)

VI. Individual and Family Support Programs

A. Emergency Solutions Grant (“ESG”) Program

Through competitive procurement, DOH awarded six (6) ESG funded shelters: two (2) shelters that support families, three (3) shelters for both families and individuals, and one (1) shelter that supports individuals. These shelters used the ESG funds for shelter operations, rapid re-housing and/or prevention services. These shelters were previously established due to the documented need to support homeless individuals and families. In addition to ESG funded shelters, DOH also funded an additional 32 shelters utilizing state and federal funds, which brought the total funded shelters to 37. DOH utilized ESG monies for rapid re-housing for this fiscal year. DOH awarded a non-profit, Advancing Connecticut Together (ACT), the right to act as the ESG financial assistance fiduciary agency. At a minimum 40% of the annual ESG allocation went to ACT to administer financial assistance requested by housing relocation and stabilization agencies. DOH leveraged existing resources to provide Housing Relocation and Stabilization Services to ensure that literally homeless households would have a better chance of remaining stably housed. Through competitive procurement, seven (7) agencies were awarded assistance to aid our homeless population with housing relocation and up to 12 months of stabilization services and in-home case management. These eight agencies receive referrals for services and financial assistance through their local Coordinated Access Network (CAN).

DOH regularly consulted with the Connecticut Coalition to End Homelessness, Inc. for the provision of technical assistance, programmatic training needs, program development service model recommendations and program evaluation.

DOH works collaboratively with the Connecticut Coalition to End Homelessness (CCEH) and Nutmeg Consulting, LLC. Through a DOH contract with CCEH, Technical Assistance and Training (TA & T) is provided to emergency shelter programs and rapid rehousing programs. DOH is able to meet its goal of providing quality supportive housing to homeless people and their families through its partnership with CCEH, and the local service providers. DOH contractually requires its providers to utilize a Homeless Management Information System (HMIS) for data entry and reporting compliance purposes. CCEH subcontracts with Nutmeg Consulting for HMIS support, training and technical assistance and user support services.

DOH allocated Federal and State funds for a combined total of \$45,154,785 for the provision of housing assistance and supportive services to homeless people. Types of services that were provided include the following:

- Intake, needs assessment and case management services;
- Educational & vocational services
- Health/mental health services
- Shelter and housing assistance;
- Substance abuse counseling;
- Rapid rehousing;
- Transportation/provision of bus tokens;
- Outreach; and
- Workshops on life skills, budgeting, parenting skills, nutrition, etc.

Other related services provided by certain service providers include health care, consumable supplies, food and meal services, employment assistance, client support and child care.

Table 16FY 2022-23 ESG Allocation Chart						
State Recipient	Shelter Operations	Housing Relocation & STRA	Housing Relocation, Case Mgt, LTRA	HMIS	Admin	Total
Prudence Crandall – New Britain (DV –No HMIS entry)	\$23,563				\$1,899	\$25,462
Community Renewal Team – East Hartford Shelter	\$417,820				\$33,877	\$451,697
Saint Vincent de Paul-Bristol	\$186,042				\$15,084	\$201,126
Columbus House – Middletown Family Shelter	\$226,200				\$18,237	\$244,437
Beth-El	\$71,478				\$5,795	\$77,273
Pacific House	\$73,845				\$5,795	\$79,640
AIDS CT – Statewide Rental Assistance Fiduciary			\$790,040		\$64,056	\$854,096
CT Coalition to End Homelessness - HMIS				\$167,958	\$13,618	\$181,576
CHR			\$122,544		\$9,936	\$132,480
TOTAL	\$998,948	\$0	\$912,584	\$167,958	\$168,297	\$2,247,787

*Total funds for rapid rehousing = \$912,584, 40% of total ESG allocation

B. Housing Opportunities for Persons with AIDS (“HOPWA”)

As a lead agency for the provision of housing assistance and supportive services to persons with HIV/AIDS and their families, DOH administers Connecticut’s HOPWA formula grant for the Balance of State, which

includes Middlesex and New London counties. DOH worked collaboratively with AIDS Connecticut (“ACT”) who received a DOH contract to provide technical assistance to all service providers and to perform an annual “Standards of Care” Review, a coordinated effort between DOH staff representatives and the staff of ACT. With the partnership of ACT and the local providers, DOH was able to meet its goal of providing quality supportive housing to persons with HIV/AIDS in the State of Connecticut.

HOPWA funds were pooled with approximately \$4,149,176 in annual funding from Connecticut’s general operating budget.

In FY 2022-23 DOH expended \$254,012 in Federal Housing Opportunities for Persons with AIDS (HOPWA) funds for the program year, which covered the time period from July 1, 2022 to June 30, 2023. This “Balance of State” program served twenty-four (24) unduplicated persons with HIV/AIDS and their families through agreement between DOH and two (“2”) not-for-profit organizations located in the Middlesex and New London Counties, Connecticut. Funds were allocated to the project sponsors for tenant based rental assistance, Short Term Rent Mortgage and Utility assistance, case management, life management, operation costs, administration cost and daily support services.

DOH and ACT carried out the following activities during the FY 2022-23:

- DOH awarded contracts through a competitive procurement process. The Sub-recipients provided scattered-site apartments, STRMU and a range of support services to clients in Middlesex and New London counties during this period.
- During the reporting period, DOH and its Project Sponsors provided tenant-based rental assistance to 13 households. Twenty-four (24) unduplicated households received supportive services which included the following: case management/client advocacy/access to benefits & services.
- The Department provided training and technical assistance for CTHMIS utilization to HOPWA funded agencies, utilizing non-HOPWA funds.
- The Department and project sponsors participated in quarterly HOPWA grantee meetings convened by HUD-local.
- The Department staff (programmatic and fiscal) participated and completed HOPWA on-Line Financial Management Training.

C. Rental Assistance Program and Section 8 Housing Choice Voucher Program

1. Connecticut Section 8 Housing Choice Voucher Program

The Housing Choice Voucher Program (“HCV”) is the federal government’s largest program for assisting very low income families to afford decent, safe and sanitary housing in the private market. The U.S. Department of Housing and Urban Development (“HUD”) contracted with Public Housing Authorities (PHA) to administer the program. DOH was one of 44 PHA’s in Connecticut that administers the HCV program and the only PHA that is allowed to administer the program statewide. DOH funds four main categories: HCV Housing Choice Voucher Tenant Based Rental Assistance Program, Family Unification Program, Veteran’s Affairs Supportive Housing and Project Based Vouchers; as well as the Disability Voucher Main Stream Program. The total amount of Section 8 vouchers awarded in FY 22-23 was 7,976 totaling \$104,796,583.12.

a) **Housing Choice Voucher Tenant Based Rental Assistance Program**

HCV Tenant Based Rental Assistance Program provides a portable rental assistance subsidy, which allows a tenant to move from one unit to another provided the unit meets program requirements.

b) **Family Unification Program**

The Family Unification Program (“FUP”) is a partnership between DOH and the Department of Children and Families (“DCF”) that provides a voucher from DOH and a comprehensive array of services from DCF to individuals and families involved in the child welfare system.

c) **Veteran’s Affairs Supportive Housing**

The HUD-Veterans Affairs Supportive Housing (“HUD-VASH”) program combined HCV rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans.

d) **Project Based Vouchers**

In contrast to a tenant based rental subsidy, in which a tenant can move from one eligible unit to another, the project based voucher program had the rental subsidy connected to a specific unit in a property.

e) **Disability Voucher Main Stream Program (“DV Main Stream”)**

The Disability Voucher Main Stream Program (“DV Main Stream”) provides vouchers for low-income households that include a person (s) with disabilities. The program is designed to help tenants with disabilities live independently in the community.

f) **Security Deposit Guarantee Program**

The Security Deposit Guarantee Program provides a guarantee to landlords of up to two month's rent instead of an actual payment. DOH will guarantee payment of the signed agreed-upon, security deposit, in part or in whole, if the tenant moves out of the apartment and there is any damage caused by the tenant which requires repair, or if the tenant owes back rent. The landlord must submit a claim for payment within 45 days after the tenant moves out of the unit. This program is currently available only to individuals and families that are chronically homeless and meet program criteria.

2. Connecticut Rental Assistance Programs (“RAP”)

The State of Connecticut Rental Assistance Program (“RAP”) is the primary state-supported program for assisting very-low-income families to afford decent, safe, and sanitary housing in the private market. Much like the federal HCV, RAP provides a portable rental assistance subsidy, which allows tenants to move from one rental unit to another provided the unit meets program requirements. Participants that are issued a housing voucher are responsible for finding a suitable housing unit of the participant's choice where the owner agrees to rent under the program. Participants are able to select their own housing, including apartment, townhouses, and single-family homes. Rental units meet minimum standards of quality and safety as defined by the State of Connecticut, which were the Federal Housing Quality Standards (“HQS”) as established by HUD. Participants pay 40% of their adjusted gross income (or 30% of adjusted gross income if the participant is elderly or disabled) toward the rent and RAP pays the remainder directly to the landlord. The total amount of RAP certificates awarded in FY 22-23 was 6,530 totaling \$73,485,912.

a) Department of Housing and Department of Children and Families Housing Collaborative

1) Family Unification Program (State)

The Family Unification Program (“FUP”) built off the success of the federally funded FUP program. FUP is a collaboration between DOH and DCF designed to reduce the number of children in foster care by providing affordable housing through a rental subsidy and the necessary support services, including intensive case management and behavioral health services, to vulnerable and homeless families.

b) Department of Housing and Department of Developmental Disabilities Housing Collaborative

1) Department of Developmental Disabilities Supportive Housing

In FY 22-23, DDS received 15 RAP certificates for use in covering the rental costs associated with transitioning individuals from 24 hour privately operated group homes to community based living settings. DDS currently supports over 1300 individuals in apartment-type settings throughout the state. Typically, DDS has funded rental costs for individuals (in excess of their contributions)

through a rental subsidy program managed internally. Starting in 2013 DDS has had the opportunity to utilize the RAP as a new resources alternative to prior practices.

c) Department of Housing and Department of Mental Health Addiction Services Housing Collaborative

1) Permanent Supportive Housing Initiative

The Permanent Supportive Housing Initiative was a collaborative effort between DOH and DMHAS to foster the development of long-term solutions to the housing and service needs of families and individuals, coping with psychiatric disabilities and/or chemical dependency that are facing homelessness.

2) Department of Mental Health and Addiction Service Rental Assistance Program

The Department of Mental Health and Addiction Service Rental Assistance Program provided 110 rental certificates to assist clients in obtaining supportive housing. Specifically, 60 rental assistance certificates were allocated to the DMHAS forensics unit to allow individuals in the criminal justice system with a mental health diagnosis and who would be homeless upon release from prison live independently in the community. An additional 50 rental assistance certificates were allocated to the Enhancing Housing Opportunities Program, which allowed stable tenants living in supportive housing to move into housing with less support services.

3) Housing First

DOH and DMHAS launched the Housing First Program in 2009 to offer permanent supportive housing through RAP certificates and supportive services. In FY 22-23 this program helped 20 individuals with serious mental illness who were being discharged from psychiatric hospitals, or who were homeless and at risk of hospitalization.

4) Connecticut Collaborative on Re-Entry

The Connecticut Collaborative on Re-Entry (“CCR”) Program was a 190 unit permanent supportive housing program that identified and assisted individuals who cycled through homeless service and corrections systems in the state’s largest urban centers.

d) Department of Housing and Department of Social Services Housing Collaborative

1) Money Follows the Person

Money Follows the Person (“MFP”) was a Federal Demonstration program funded by the Centers for Medicare and Medicaid Services designed to help states rebalance their long-term care systems by assisting individuals to transition from living in institutional settings to community living. The

program provided service funding for elderly and disabled individuals, including those with mental health disorders or developmental disabilities to live independently in the community.

2) **Social Innovation Fund**

The Social Innovation Fund (“SIF”), a program of the Corporation for National and Community Service (“CNCS”), combined public and private resources to grow promising community-based solutions that have evidence of results in any of three priority areas: economic opportunity, healthy futures, and youth development.

VII. Affordable Housing Land Use Appeals – Exempt Municipalities/Non-Exempt Municipalities

Under Chapter 126a of the Connecticut General Statutes (“CGS”), the department is required to annually promulgate a list of municipalities which satisfy the criteria contained in subsection 8-30g (k). Attached is the 2022-23 Affordable Housing Land Use Appeals List that identifies exempt municipalities.

Exempt municipalities are municipalities in which at least ten per cent of all dwelling units in the municipality are: (1) assisted housing; or (2) currently financed by Connecticut Housing Finance Authority mortgages; or (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income, or (4) mobile manufactured homes located in mobile manufactured home parks or legally-approved accessory apartments, which homes or apartments are subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income.

Changes in the number of units counted toward the ten per cent threshold are caused by several factors: (1) the relocation of households using Section 8 vouchers or RAP certificates; (2) the expiration of deed restrictions or refinancing of mortgages; (3) the demolition of buildings; or (4) the addition of units completed during the 2021-22 fiscal year.

The data for the list comes from a variety of different sources on the federal, state, and local level. Local administrative review of and input on the street addresses of units and projects and information on deed-restricted units are of particular importance to data accuracy. The response to the department for the list varies widely from community to community.

2023 Affordable Housing Appeals List - Exempt Municipalities							
Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
Ansonia	8104	232	818	137	0	1,187	14.65%
Bloomfield	9717	612	138	285	0	1,035	10.65%
Bridgeport	58874	7,027	4385	750	12	12,174	20.68%
Bristol	27251	2,006	966	1,004	0	3,976	14.59%
Danbury	33562	1,652	1297	368	210	3,527	10.51%
Derby	5759	275	323	101	0	699	12.14%
East Hartford	21361	1,593	788	973	0	3,354	15.70%
East Windsor	5348	559	40	102	0	701	13.11%
Enfield	17741	1,360	232	565	7	2,164	12.20%
Groton	18154	3,727	97	313	10	4,147	22.84%
Hartford	53259	10,755	8,991	1,419	0	21,165	39.74%
Manchester	26445	1,864	981	834	32	3,711	14.03%
Meriden	26177	2,057	1,466	932	11	4,466	17.06%
Middletown	21671	3,048	1,137	458	25	4,668	21.54%
New Britain	31510	3,041	1,689	1,106	89	5,925	18.80%
New Haven	57525	9,652	7,632	822	354	18,460	32.09%
New London	12119	1,648	491	470	175	2,784	22.97%
Norwalk	38152	2,434	1,578	346	732	5,090	13.34%
Norwich	18769	2,350	813	518	0	3,681	19.61%
Plainfield	6264	429	188	164	4	785	12.53%
Putnam	4292	536	71	59	0	666	15.52%
Stamford	56953	4,262	2,062	344	1268	7,936	13.93%
Torrington	17040	972	334	526	17	1,849	10.85%
Vernon	14761	1,509	482	326	12	2,329	15.78%
Waterbury	48392	5,385	3,326	1,542	39	10,292	21.27%
West Haven	22735	1,024	2,172	351	0	3,547	15.60%
Windham	9663	1,776	591	306	0	2,673	27.66%
Windsor Locks	5815	297	169	221	0	687	11.81%

2023 Affordable Housing Appeals List - Non-Exempt Municipalities							
Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
Andover	1324	24	1	26	0	51	3.85%
Ashford	1923	32	0	30	0	62	3.22%
Avon	7713	244	25	30	2	301	3.90%
Barkhamsted	1566	0	5	23	0	28	1.79%
Beacon Falls	2618	0	7	42	0	49	1.87%
Berlin	8571	556	46	118	4	724	8.45%
Bethany	2039	0	2	9	0	11	0.54%
Bethel	7980	192	26	117	83	418	5.24%
Bethlehem	1605	24	0	4	0	28	1.74%
Bolton	2045	0	1	34	0	35	1.71%
Bozrah	1131	0	2	24	0	26	2.30%
Branford	14180	243	64	124	9	440	3.10%
Bridgewater	863	0	0	1	0	1	0.12%
Brookfield	7116	155	26	78	112	371	5.21%
Brooklyn	3342	205	11	53	0	269	8.05%
Burlington	3628	27	0	46	0	73	2.01%
Canaan	639	1	2	4	3	10	1.56%
Canterbury	2044	76	1	50	0	127	6.21%
Canton	4383	251	32	45	32	360	8.21%
Chaplin	955	0	1	26	0	27	2.83%
Cheshire	10401	258	15	76	17	366	3.52%
Chester	1793	23	4	12	0	39	2.18%
Clinton	6283	105	8	58	0	171	2.72%
Colchester	6441	364	39	124	4	531	8.24%
Colebrook	694	0	0	6	1	7	1.01%
Columbia	2294	24	2	47	0	73	3.18%
Cornwall	1002	28	2	6	0	36	3.59%
Coventry	5273	103	3	115	20	241	4.57%
Cromwell	6162	212	11	154	0	377	6.12%
Darien	7265	161	18	1	117	297	4.09%
Deep River	2112	44	7	28	0	79	3.74%
Durham	2828	36	0	23	0	59	2.09%
East Granby	2183	72	2	37	0	111	5.08%
East Haddam	4477	73	2	51	0	126	2.81%
East Hampton	5637	70	5	81	25	181	3.21%

2023 Affordable Housing Appeals List - Non-Exempt Municipalities							
Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
East Haven	12394	612	165	255	0	1,032	8.33%
East Lyme	9080	452	23	76	19	570	6.28%
Eastford	806	0	1	10	0	11	1.36%
Easton	2756	0	0	4	10	14	0.51%
Ellington	7054	260	6	98	0	364	5.16%
Essex	3329	75	1	15	16	107	3.21%
Fairfield	21982	231	163	58	219	671	3.05%
Farmington	11667	538	129	115	155	937	8.03%
Franklin	790	27	1	19	0	47	5.95%
Glastonbury	14481	604	57	95	2	758	5.23%
Goshen	1708	1	1	4	0	6	0.35%
Granby	4448	85	2	43	3	133	2.99%
Greenwich	25677	940	475	10	47	1,472	5.73%
Griswold	5027	222	60	119	0	401	7.98%
Guilford	9693	177	10	27	1	215	2.22%
Haddam	3540	22	1	23	0	46	1.30%
Hamden	25984	1,048	838	439	117	2,442	9.40%
Hampton	790	0	1	10	0	11	1.39%
Hartland	843	2	0	3	0	5	0.59%
Harwinton	2313	22	6	35	5	68	2.94%
Hebron	3618	58	2	48	0	108	2.99%
Kent	1687	58	3	3	0	64	3.79%
Killingly	7884	467	145	134	0	746	9.46%
Killingworth	2601	0	1	18	1	20	0.77%
Lebanon	3147	26	6	75	0	107	3.40%
Ledyard	6150	32	8	189	6	235	3.82%
Lisbon	1728	2	0	52	0	54	3.13%
Litchfield	3966	140	4	26	19	189	4.77%
Lyme	1220	0	0	3	8	11	0.90%
Madison	8060	90	3	8	29	130	1.61%
Mansfield	6956	175	124	75	2	376	5.41%
Marlborough	2388	24	0	22	0	46	1.93%
Middlebury	3047	77	5	12	20	114	3.74%
Middlefield	1882	30	5	21	1	57	3.03%
Milford	23749	728	315	140	74	1,257	5.29%
Monroe	6918	35	3	38	8	84	1.21%

2023 Affordable Housing Appeals List - Non-Exempt Municipalities							
Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
Montville	7402	81	49	243	0	373	5.04%
Morris	1253	20	0	5	0	25	2.00%
Naugatuck	13239	493	296	313	0	1,102	8.32%
New Canaan	7502	255	33	7	0	295	3.93%
New Fairfield	5635	0	7	49	16	72	1.28%
New Hartford	2968	12	6	38	9	65	2.19%
New Milford	11928	319	36	135	29	519	4.35%
Newington	13219	531	121	446	36	1,134	8.58%
Newtown	10322	134	7	77	65	283	2.74%
Norfolk	932	21	2	5	0	28	3.00%
North Branford	5633	62	12	45	0	119	2.11%
North Canaan	1582	111	0	9	0	120	7.59%
North Haven	9981	393	50	81	23	547	5.48%
North Stonington	2226	0	2	18	8	28	1.26%
Old Lyme	4988	64	2	11	3	80	1.60%
Old Saybrook	5870	52	14	21	73	160	2.73%
Orange	5480	46	10	10	6	72	1.31%
Oxford	5022	36	4	25	0	65	1.29%
Plainville	8045	205	56	275	22	558	6.94%
Plymouth	5151	178	22	169	0	369	7.16%
Pomfret	1686	32	2	11	0	45	2.67%
Portland	4128	120	85	55	0	260	6.30%
Preston	2049	40	6	35	0	81	3.95%
Prospect	3762	0	4	43	55	102	2.71%
Redding	3664	0	3	13	0	16	0.44%
Ridgefield	9506	175	6	21	79	281	2.96%
Rocky Hill	9319	235	66	135	0	436	4.68%
Roxbury	1163	19	0	4	0	23	1.98%
Salem	1719	0	2	24	0	26	1.51%
Salisbury	2519	24	1	1	14	40	1.59%
Scotland	650	0	0	23	0	23	3.54%

2023 Affordable Housing Appeals List - Non-Exempt Municipalities							
Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
Seymour	7112	262	33	98	0	393	5.53%
Sharon	1724	32	1	2	0	35	2.03%
Shelton	17174	322	61	110	82	575	3.35%
Sherman	1834	0	1	5	0	6	0.33%
Simsbury	10057	289	63	92	28	472	4.69%
Somers	3622	146	7	33	0	186	5.14%
South Windsor	10804	443	51	171	12	677	6.27%
Southbury	9270	90	7	27	0	124	1.34%
Southington	18145	499	67	312	56	934	5.15%
Sprague	1268	20	10	23	1	54	4.26%
Stafford	5237	257	22	105	0	384	7.33%
Sterling	1479	0	7	22	0	29	1.96%
Stonington	9447	484	21	66	14	585	6.19%
Stratford	21643	524	424	326	33	1,307	6.04%
Suffield	5879	296	5	52	4	357	6.07%
Thomaston	3340	104	7	96	0	207	6.20%
Thompson	4143	151	15	36	0	202	4.88%
Tolland	5630	127	9	97	3	236	4.19%
Trumbull	13159	315	15	71	284	685	5.21%
Union	377	0	0	5	0	5	1.33%
Voluntown	1135	20	2	21	0	43	3.79%
Wallingford	18938	354	150	261	35	800	4.22%
Warren	790	0	0	1	0	1	0.13%
Washington	2056	17	1	3	28	49	2.38%
Waterford	8873	213	39	220	0	472	5.32%
Watertown	9137	205	33	216	0	454	4.97%
West Hartford	27240	695	857	286	245	2,083	7.65%
Westbrook	3976	140	7	25	29	201	5.06%
Weston	3671	0	1	5	0	6	0.16%
Westport	10567	265	57	1	75	398	3.77%
Wethersfield	11809	705	110	251	0	1,066	9.03%
Willington	2685	184	7	33	0	224	8.34%
Wilton	6567	158	12	12	51	233	3.55%
Winchester	5405	269	147	96	0	512	9.47%

2023 Affordable Housing Appeals List - Non-Exempt Municipalities							
Town	2020 Census	2023 Gov Assisted	2023 Tenant Rental Assistance	2023 Single Family CHFA/USDA Mortgages	2023 Deed Restricted Units	2023 Total Assisted Units	2023 Percent Affordable
Windsor	12038	154	249	420	26	849	7.05%
Wolcott	6408	313	7	164	0	484	7.55%
Woodbridge	3476	30	6	4	0	40	1.15%
Woodbury	4584	60	4	30	0	94	2.05%
Woodstock	3669	24	1	23	0	48	1.31%
Total	1,530,197	94,770	49,611	25,535	5,632	175,548	

Attachment A: All Sources Completed Projects for the 22-23 Annual Report

Project Name	Municipality	Total Project Cost	DOH Investment	Source of DOH Funds	Total Project Units	DOH Units	Sup Housing Units	New Units	Rehab Units	Family or Elderly
Armstrong Court Phase 2 Rehab	Greenwich	\$25,905,113.00	\$5,050,000.00	-	42	-	-	-	42	Family
Bacon Congregate	Hartford	\$59,130.86	\$59,130.86	CN	-	-	-	-	-	Elderly
Brace Dale Coop	W. Hartford	\$643,800.00	\$628,800.00	SSHP	4	-	-	-	-	Family
Capital Upgrade Phase I	Mystic	\$16,050,000.00	-	-	10	-	-	-	-	
Community of Hope	Groton	\$615,000.00	-	-	7	-	7	-	7	
Edith Johnson	New Haven	\$12,766,051.00	\$4,000,000.00	FLEX	95	95	-	-	95	Elderly
HAHN RAD Group 4	New Haven	\$30,754,040.00	-	-	201	-	21	-	201	
Henry S. Stern Village	Trumbull	\$228,265.00	\$220,183.00	SSHP/CN	36	-	-	-	-	Elderly
Hevrin Terrace	Willimantic	\$6,445,635.00	\$2,663,775.00	-	90	-	-	-	90	Family
Lawnhill Terrace 4	Stamford	\$19,679,194.00	\$1,624,957.00	-	34	-	-	-	34	Family
M.J Caruso Gables	Hartford	\$296,080.18	\$255,565.18	CN	36	-	-	-	-	Elderly
Mapleview Towers	Stamford	\$34,631,223.00	-	-	100	-	-	-	100	Elderly
Mary Sheppard Place Dem/New	Hartford	\$500,000.00	\$500,000.00	Urb Act	-	-	-	-	-	Family
Parkview Supportive Housing	Norwalk	\$2,565,000.00	-	-	36	-	-	-	-	
The Berkowitz (Acquisition)	New Britain	\$5,632,250.00	\$4,932,250.00	ARPA	24	24	-	-	-	Family
Torrington Riverfront	Torrington	\$20,433,514.00	\$3,528,400.00	-	60	-	12	60	-	Family
Urban Revit Program Hartford	Hartford	\$1,000,000.00	\$1,000,000.00	FLEX	15	15	-	-	-	-
Westbrook Village Phase III	Hartford	\$22,718,643.00	\$2,741,600.00	FLEX	65	50	13	65	-	Family
Westbrook Village Phase IV	Hartford	\$23,079,577.00	\$3,900,000.00	FLEX	60	45	12	60	-	Family
4-6 Arch Street	Norwalk	\$92,603.00	\$92,603.00	CN	8	-	-	-	-	Family
540 New Park	W. Hartford	\$21,107,000.00	\$2,949,000.00	FLEX	52	41	11	52	-	Family
Barnum House	Bridgeport	\$17,376,526.00	-	-	84	-	-	-	84	Elderly
Birchwood Terrace	Killingly	\$246,760.85	-	-	40	-	-	-	-	Elderly
Canaan Parish Redevelopment	New Canaan	\$46,337,865.00	-	-	100	-	-	-	-	Family
Cargill Lofts Supplemental Loan	Putnam	\$32,000,000.00	\$7,150,000.00	State HTF	71	34	-	-	-	-
Clay Arsenal Renaissance Apt.	Hartford	\$42,901,451.00	-	-	150	-	-	-	150	Family
Fairbank Apartments	New Haven	\$34,595,194.00	-	-	121	-	-	-	121	Elderly
Forest Court	Unionville	\$5,324,969.00	-	-	36	-	-	-	36	Family
Habitat H.O. 2020 HTCC	Bridgeport	\$1,630,000.00	\$1,050,000.00	FLEX	6	-	-	-	-	Family
Hartford Preservation Portfolio	Hartford	\$37,546,200.00	-	-	206	-	-	-	195	Elderly

Attachment A: All Sources Completed Projects for the 22-23 Annual Report

Project Name	Municipality	Total Project Cost	DOH Investment	Source of DOH Funds	Total Project Units	DOH Units	Sup Housing Units	New Units	Rehab Units	Family or Elderly
Healthy Homes Program (2017)	Statewide	\$3,400,000.00	\$3,400,000.00	OHHL	134	134	-	-	-	-
Hevrin Terrace HTCC	Willimantic	\$500,000.00	-	-	-	-	-	-	-	Family
Lawnhill Terrace 3	Stamford	\$25,258,593.00	\$4,700,000.00	FLEX	52	52	-	-	52	Family
Lofts at Cargill Mill	Putnam	\$22,581,934.00	\$7,850,000.00	HTF/UA	82	30	-	82	-	Family
Neighborhood Renewal 2	New haven	\$2,475,000.00	\$2,475,000.00	FLEX	23	23	-	23	-	Family
New Samaritan Parkville	Hartford	\$9,425,244.00	\$1,653,344.00	HOME	22	22	-	-	-	-
Northeast Brackett 2	Hartford	\$5,803,374.00	\$2,156,964.00	HOME	14	14	-	-	-	-
Stern Village Apartments	Trumbull	\$9,288,576.00	\$6,886,139.00	SSHP	186	-	-	-	22	Elderly
Union St. Cooperative	Windham	\$578,491.63	\$573,491.63	CN	7	-	-	-	-	Family
Village at Park River III	Hartford	\$435,000.00	-	-	-	-	-	-	-	Family
Ward Affleck	Hartford	\$1,797,588.00	\$410,083.00	CN	14	-	-	-	14	Family
Washington Village Phase III - 9%	Norwalk	\$30,577,461.00	\$5,850,000.00	FLEX	50	48	10	50	-	Family
Westhill Gardens Congregate	Manchester	\$3,667,073.00	\$3,602,890.00	SSHP	37	-	-	-	37	Elderly
Willow Creek Apartments III	Hartford	\$16,290,694.00	\$6,000,000.00	FLEX	30	24	3	30	-	Family
		\$595,240,113.52	\$87,904,175.67		2440	651	89	422	1280	