

CITY OF SHELTON



2024 – 2028 CONSOLIDATION PLAN

2024-2025 ACTION PLAN

Executive Summary

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

1. Introduction

The City of Shelton has been invited to become a federal entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program.

The city strives to provide safe, decent and affordable housing, a suitable living environment and economic opportunities for all of its citizens. The CDBG program will provide annual funding to enable the City of Shelton to target its support to low- to moderate-income individuals.

As a HUD entitlement community, the City is required to submit a 5-Year Consolidated Plan which includes the Citizen Participation Process, Needs Assessment, Market Analysis, and a Strategic Plan which explains how priority needs of the community identified in this Plan translate to goals and objectives.

The Strategic Plan includes broad strategies to advance goals related to improving public facilities and infrastructure, economic development and public services that will improve the quality of life of Shelton's residents.

Finally, the first-year Annual Action Plan is included in the Plan and outlines the City's planned projects and activities to address identified priority needs and specific goal objectives during the first program year of the Five-Year Consolidated Plan.

The process of preparing this Consolidated Plan included the following:

- A community survey document designed and distributed to gain the insight of low to moderate income residents, representatives of service providers, Town officials and others on housing and housing related issues in the City of Shelton;
- Review of statistical data from sources including the 2020 Census, the American Community Survey (ACS), and others;
- In-person interviews with representatives of Town Departments, service providers, residents and others impacted by this Consolidated Plan;
- Public Meeting and Public Hearings to disseminate information regarding the CDBG Program and to receive feedback and comments from the general public.

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

The City of Shelton has developed its strategic plan based on an analysis of the data presented in this plan and the community participation and stake holder consultation process. Through these efforts, the City has identified four priority needs and associated goals to address those needs. The priority needs include:

Public Social Service Activities

- Provide supportive services for at-risk populations, youth and seniors
- Provide vital services to LMI individuals and households

Improve Public Infrastructure and Facilities

- Improve public infrastructure in LMI neighborhoods
- Upgrade facilities to support at-risk populations
- Improve access to public buildings through ADA Compliant activities

Preserve and Expand Housing Opportunities

- Improve LMI access to rental housing

3. Evaluation of past performance

The FY 2025 CDBG Entitlement Application is the first application of its kind for the City of Shelton. The City of Shelton, with the Shelton Economic Development Corporation as the lead administrative agency, conducted multiple public hearings, held one on one interviews with social service organizations, discussed the programs potential with numerous city agencies and produced a community survey all in an effort to determine the proper goals and projects for the initial application.

4. Summary of citizen participation process and consultation process

The City of Shelton followed its Citizen Participation Plan closely in the planning and preparation of the 5-Year Consolidated Plan. The City of Shelton held two public hearings to discuss the program, its objectives and listen to the needs of the community and its residents. The Consolidated Plan was presented to the City of Shelton Board of Alderman on May 9, 2024, and was accepted for a 30-day review and comment period. The Consolidated Plan was on public display in the Town Clerk's Office and on the City's Website for the duration. The city accepted all comments and where appropriate provided revisions to the plan based on those comments. On June 13, 2024, the Board of Alderman approved the Consolidated Plan in its updated form.

Minutes from each of the public hearings are attached to this document.

5. Summary of public comments

The summary of resident survey results is found in the appendices.

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

All comments were accepted.

7. Summary

See above Narrative.

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 | | Shelton Economic Development Corporation |

Table 1 – Responsible Agencies

Narrative

The Shelton Economic Development Corporation is the lead agency for the creation and implementation of the Consolidated Plan for the Town’s Community Development Block Grant (CDBG). The SEDC will administer the Housing Rehabilitation Program, public improvement and infrastructure projects funded by the CDBG program. Specific human services activities funded by the CDBG program may be administered through sub-recipient agreements between the City of Shelton and the appropriate agencies.

As administrator of the CDBG funds, the Shelton Economic Development Corporation will ensure compliance with Federal regulations through review of grant application funding requests, recipient contracts, quarterly performance reports, and subgrantee monitoring.

All procurement activities shall be run through the City of Shelton’s Purchasing Department. All financial transactions including receipt of funds and payment for services rendered shall be managed by the Department of Finance and are subject to the annual audit of the City’s municipal finances.

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

The City of Shelton through its implementing agency, the Shelton Economic Development Corporation undertook extensive consultations with relevant agencies, organizations, and community-based groups to obtain input on priority needs, recommended strategies, and investment opportunities. The consultations were conducted through a variety of methods including one-on-one interviews, public hearings, online surveys, and meetings with existing networks. Input from these communications was used in the development of specific strategies and priorities for the Five-Year Consolidated Plan.

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

The City of Shelton works with several agencies to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies including but not limited to the following.

- Shelton Housing Authority – Provides public assisted housing to low-to moderate income seniors, at-risk and disabled individuals at the Sinsabaugh Heights (80 Units) and Helen DeVaux Apartments (48 Units)
- New Samaritan - The Ripton is a 36-unit affordable apartment community for residents aged 62 and older centrally located in downtown Shelton, CT and funded through the U.S. Department of Housing and Urban Development.
- Neighborhood Works / New Horizons - River Breeze Apartments is a mixed-income residential development targeting individuals and families earning between 25% of the median to market rate. The development includes the construction of 68 new residential apartments.
- Spooner House - Spooner House is operated by Area Congregations Together, Inc. with the mission of providing food, shelter and support services to people in need.
- Social Service Agencies – A multitude of agencies such as TEAM, Inc., Parent Child Resource Center, Shelton Senior Services, and the Lower Naugatuck Valley Boys & Girls Club have been consulted as part of the City’s Program Year 1 application.

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

The City of Shelton is a member of the Connecticut Balance of State CoC, which is divided into Coordinated Access Networks (CANs). The Greater New Haven CAN, which serves the Shelton

Community, is responsible for ensuring that the goals of ending chronic homelessness in the continuum are met. Organizations such as TEAM, Inc, BHCare, and Spooner House, which serve as members of the Coordinated Access Networks (CANs) have been consulted and have advised the City in the preparation of the Consolidated Plan and Year 1 Action Plan.

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 City of Shelton is not an ESG entitlement grantee. However, the Connecticut Department of Housing is the primary recipient of ESG funds and administers these funds throughout the State for rapid rehousing assistance, which includes a combination of case management and flexible rental assistance. The Connecticut Balance of State CoC is divided into regional Coordinated Access Networks (CANs). Shelton is a part of the Greater New Haven CAN.

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

Table 2 – Agencies, groups, organizations who participated.

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | TEAM, Inc |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Team Inc., participated in a one-one discussion with the staff of the Shelton Economic Development Corporation and participated in the CDBG public process. Team seeks to ensure the causes & conditions of poverty are being addressed and the communities, families, and individuals served are empowered and strengthened through education, support, and opportunities. |
| 2 | Agency/Group/Organization | Spooner House |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans |

City of Shelton

| | | |
|---|--|---|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Spooner House, participated in a one-one discussion with the staff of the Shelton Economic Development Corporation and participated in the CDBG public process. The Spooner House mission is to serve people in need regardless of race, religion, ethnicity, gender or gender identity, sexual orientation, age, differing abilities, or other identity or trait, and to treat all people with dignity and respect. |
| 3 | Agency/Group/Organization | BHCARE INC |
| | Agency/Group/Organization Type | Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Health Agency Child Welfare Agency |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Community Service |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | BHCare, participated in a one-one discussion with the staff of the Shelton Economic Development Corporation and participated in the CDBG public process. BHCare is a Certified Community Behavioral Health Clinic and provides a comprehensive and integrated system of care, with wrap-around services for adults, children and families struggling with mental health, substance use, domestic violence, and other health-risk behaviors. |

City of Shelton

| | | |
|---|--|---|
| 4 | Agency/Group/Organization | Valley United Way |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services-Education |
| | What section of the Plan was addressed by Consultation? | Youth Services |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Valley United Way, participated in a one-one discussion with the staff of the Shelton Economic Development Corporation and participated in the CDBG public process. The Valley United Way focuses their efforts on preparing youth to succeed, strengthening families, and helping people in crisis. We pride ourselves on our initiative to collaborate with all sectors of society (individual, business, non-profit, and government) to create long-term social change that produces healthy, educated, and financially stable individuals and families. |
| 5 | Agency/Group/Organization | City of Shelton Youth Service Bureau |
| | Agency/Group/Organization Type | Services-Children Services-Education |
| | What section of the Plan was addressed by Consultation? | Youth Services |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Valley United Way, participated in a one-one discussion with the staff of the Shelton Economic Development Corporation and participated in the CDBG public process. The Valey United Way focuses efforts on preparing youth to succeed, strengthening families, and helping people in crisis. They pride themselves on their initiative to collaborate with all sectors of society (individual, business, non-profit, and government) to create long-term social change that produces healthy, educated, and financially stable individuals and families. |

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

The City's consultation process was comprehensive and included a wide range of municipal departments, community-based agencies and regional organizations.

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 | Connecticut Balance of State | It is incorporated in the Five-Year Consolidated Plan and Annual Action Plan. |
| Shelton Plan of Comprehensive Development | City of Shelton, Planning and Zoning Commission | A plan to govern and support the development of the City of Shelton. |
| Shelton Affordable Housing Plan | City of Shelton, Planning and Zoning Commission | Shelton recognizes that housing plays a key role in supporting the ability of people to meet their personal needs and desires. The Affordable Housing Plan outlines the City's long-term goal of providing safe, decent and affordable housing to its citizens. |
| 2022 Valley Community Index | Valley Community Foundation | An assessment of community needs and opportunities to improve the lives of individuals. |
| Naugatuck Valley Council of Governments | Regional Housing Profile | A regional overview of housing and demographic characteristics of the Naugatuck Valley communities. |

Table 3 – Other local / regional / federal planning efforts

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

The Shelton Economic Development Corporation is the City of Shelton's administrating agency for the CDBG program. Close coordination is maintained with the other City departments such as the Planning & Zoning Department, the Shelton Community Development Office, and Shelton Housing Authority.

The city works closely with Regional Partners within the Naugatuck Valley Council of Governments to address needs and to implement projects and activities that extend beyond the City limits throughout the Naugatuck Valley. Close consultation is maintained between City, regional planning agencies and the social service network to ensure the needs of the area are adequately addressed.

Narrative (optional):

City of Shelton

As part of the development of the Annual Action Plan and the Consolidated Plan the Shelton Economic Development Corporation contacted the following departments and public agencies:

- City of Shelton, Mayor's Office,
- City of Shelton Planning & Zoning Department,
- Shelton Housing Authority,
- Shelton Senior Center,
- Shelton Youth Service Bureau,
- Department of Public Works,
- Shelton Citizen Advisory Board,
- Team, Inc.,
- Housing providers,
- Homeless Service providers in the Greater New Haven CAN,
- Not For Profit Domestic Violence Centers, and
- Youth organizations

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 Shelton followed its Citizen Participation Plan in the planning and preparation of the Five-Year Consolidated Plan. The city held public hearings to determine the needs of the community and its residents on April 3, 2024 and May 1, 2024. These hearings provided residents, agencies, and organizations with the opportunity to discuss the City's CDBG program and to provide suggestions for future CDBG Program priorities and activities.

Further, the City's implementing Agency - Shelton Economic Development Corporation held multiple in-person meetings with area social service organizations, city agencies, and departments as part of the planning process. This effort is detailed in PR-10 Consultation section of the Consolidated Plan.

The city conducted a survey, which was broadly distributed, through emails, social marketing and on the City of Shelton Website. The city received responses from 151 people through the survey process.

A copy of the "Five Year Consolidated Plan and the FY 2024 Annual Action Plan" was placed on public display in the Shelton Mayor's Office, 2nd Floor, 54 Hill Street, Shelton CT for review by the public, agencies and organizations in the community. A newspaper notice announcing that the document was placed on public display was published in the newspaper of general circulation in the area. The "Draft 2024-2028 Five Year Consolidated Plan and the FY 2024 Annual Action Plan" were on the City's website for public review and comment.

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 | Public Hearing | Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies, Citizen Advisory Board | Minutes of April 3, 2024, public hearing(s) are included in Appendix A - Public Participation | All comments were accepted and are included in Appendix A - Public Participation | All comments submitted were accepted. | |

City of Shelton

| 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 | Public Hearing | Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies | Minutes of May 1, 2024, public hearing(s) are included in Appendix A - Public Participation | All comments were accepted and are included in Appendix A - Public Participation | All comments submitted were accepted. | |

City of Shelton

| 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 | Newspaper Ad | Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies | All public notices related to FY2024 CDBG funds are included in Appendix A - Public Participation | All comments were accepted and are included in Appendix A - Public Participation | All comments were accepted | |

City of Shelton

| 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 | Survey | Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing Agencies | There were a total of write of the number of surveys received 151 people that completed the online survey. | All comments were accepted and are reflected in the five-year goals and objectives | All comments submitted were accepted. | https://www.surveymonkey.com/r/S7BPCL6 |

City of Shelton

| 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) |
|------------|------------------|---|--|--|--|---------------------|
| 5 | Survey | Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing City Staff, Board of Aldermen, Commissions | There were multiple stakeholder meetings that were held in March and April. Members of the public, Aldermen, City staff, and social service agencies provided detailed information to help inform the City of Shelton as it prepared its Consolidated Plan, Annual Action Plan and CDBG Application. | All comments were accepted and are reflected in the five-year goals and objectives | All comments submitted were accepted. | |

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

A key goal of the Needs Assessment section is to identify the nature and prevalence of housing problems experienced by the City's residents. Per HUD's definition, there are four housing problems that are assessed:

- Cost-Burden, which is defined as households who spend 30% or more of their income on housing costs,
- Lack of Complete Plumbing,
- Lack of Complete Kitchen Facilities, and
- Overcrowding

In addition to the demographics analyzed, this section also looks at factors that impact or are impacted by the housing market. The City's public housing supply, the needs of those facing homelessness, and non-homeless special needs are addressed. Finally, non-housing development needs like public services and infrastructure are also analyzed to assist in determining how resources should be allocated.

Whenever possible, each of these issues is juxtaposed with economic and demographic indicators to determine if certain groups carry a disproportionate burden. Understanding the magnitude and prevalence of these issues in Shelton is crucial in aiding in setting evidence-based priorities for entitlement programs.

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

Summary of Housing Needs

Housing needs are created by a series of personal demographic factors that include age, education, and income along with community statistics that are beyond an individual’s control such as age of existing housing stock, rental pricing and occupancy rates.

The City of Shelton used the HUD Comprehensive Housing Affordability Strategy (CHAS) Data, 2013-2017 ACS Data Sets, which provides information on housing needs, to prepare its estimates and projections. The tables in this section have been populated with the data sets from HUD CHAS Data, based on the American Community Survey (ACS) five-year estimates (2013-2017). This data is the most current information to assess housing needs, homeless needs, special needs, social service needs, economic development needs, etc.

The CHAS data also provides a summary of the number of households in each income category by tenure and household type, along with the percentage of such households that have a housing problem. The needs of various households, by household type within each income category, are described in this section. The extent to which the households within each group are cost burdened, severely cost burdened, and/or living in substandard housing, is examined. Also, the extent to which such problems impact minority households is described.

Where appropriate, information from the City of Shelton's 2022-2027 Affordable Housing Plan has been utilized to support this data.

| Demographics | Base Year: 2009 | Most Recent Year: 2017 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 40,785 | 41,160 | 1% |
| Households | 15,390 | 16,515 | 7% |
| Median Income | \$86,870.00 | \$98,873.00 | 14% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|-------------------------|----------------|------------------|------------------|-------------------|----------------|
| Total Households | 1,900 | 1,665 | 2,125 | 1,465 | 9,360 |
| Small Family Households | 385 | 355 | 760 | 455 | 5,195 |
| Large Family Households | 0 | 45 | 70 | 105 | 630 |

City of Shelton

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|------------------------|-----------------------------|-----------------------------|------------------------------|---------------------------|
| Household contains at least one person 62-74 years of age | 409 | 575 | 535 | 325 | 2,660 |
| Household contains at least one-person age 75 or older | 670 | 480 | 600 | 315 | 685 |
| Households with one or more children 6 years old or younger | 160 | 90 | 64 | 205 | 530 |

Table 6 - Total Households Table

Data 2013-2017 CHAS
Source:

Housing Needs Summary Tables

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

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 30 | 240 | 30 | 15 | 315 | 0 | 15 | 0 | 0 | 15 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 35 | 0 | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 40 | 0 | 0 | 40 | 0 | 0 | 35 | 0 | 35 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 705 | 95 | 70 | 0 | 870 | 720 | 340 | 135 | 60 | 1,255 |

City of Shelton

| | 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) | 20 | 85 | 95 | 45 | 245 | 100 | 405 | 505 | 390 | 1,400 |
| Zero/negative Income (and none of the above problems) | 75 | 0 | 0 | 0 | 75 | 90 | 0 | 0 | 0 | 90 |

Table 7 – Housing Problems Table

Data 2013-2017 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 | 770 | 375 | 95 | 15 | 1,255 | 720 | 350 | 170 | 60 | 1,300 |
| Having none of four housing problems | 215 | 210 | 320 | 195 | 940 | 200 | 725 | 1,535 | 1,195 | 3,655 |
| 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 2013-2017 CHAS
Source:

City of Shelton

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 | 195 | 105 | 35 | 335 | 130 | 185 | 300 | 615 |
| Large Related | 0 | 40 | 0 | 40 | 0 | 0 | 35 | 35 |
| Elderly | 380 | 55 | 70 | 505 | 565 | 555 | 260 | 1,380 |
| Other | 175 | 260 | 95 | 530 | 120 | 14 | 75 | 209 |
| Total need by income | 750 | 460 | 200 | 1,410 | 815 | 754 | 670 | 2,239 |

Table 9 – Cost Burden > 30%

Data 2013-2017 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 | 195 | 70 | 0 | 265 | 130 | 125 | 0 | 255 |
| Large Related | 0 | 25 | 0 | 25 | 0 | 0 | 20 | 20 |
| Elderly | 360 | 40 | 15 | 415 | 465 | 215 | 50 | 730 |
| Other | 175 | 10 | 70 | 255 | 120 | 0 | 0 | 120 |
| Total need by income | 730 | 145 | 85 | 960 | 715 | 340 | 70 | 1,125 |

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2016-2020 CHAS
Data Source
Comments:

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 | 0 | 25 | 0 | 0 | 25 | 390 | 510 | 1,225 | 720 | 2,845 |

City of Shelton

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Multiple, unrelated family households | 0 | 15 | 0 | 0 | 15 | 0 | 4 | 40 | 20 | 64 |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 530 | 560 | 405 | 515 | 2,010 |
| Total need by income | 0 | 40 | 0 | 0 | 40 | 920 | 1,074 | 1,670 | 1,255 | 4,919 |

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:
2016-2020 CHAS
Data Source
Comments:

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

According to the 2018 ACS data there are 16,351 households within the City of Shelton, of which 13,262 are reported owner occupied households while the remaining 3,089 are renter occupied households.

The same statistics report that there are 3,027 single person households within the community. Based upon the data, 18.5% of occupied housing units in the City are single person households. The data further indicates that 93.9% of single-family households are homeowners. It also appears that 74.6% of this population live below 80% the area median income (AMI).

Elderly residents who live alone may be in particular need of housing assistance. They are often on a fixed income and need assistance to maintain autonomy. In the City of Shelton, 53.2% of all households with someone over the age of 65 are single-person households, 1,612 people.

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.

According to the FBI's 2019 Uniform Crime Report, in the City of Shelton there were 22 violent crimes in that year. Of these crimes, 8 were rapes, 7 were robberies, and 7 were aggravated assaults. There were approximately 304 property crimes during the same year, of which 61 were burglary, 2019 were larceny, 24 motor vehicle thefts, and 1 arson.

Of the reported rapes and assaults it is likely that there were significantly more. Residents who are victims of these crimes are often in need of housing support to allow them to escape from a dangerous situation, particularly when children are involved.

What are the most common housing problems?

HUD identifies the following items as housing problems:

- Substandard Housing - Lacking complete plumbing or kitchen facilities.
- Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)
- Overcrowded - With 1.01-1.5 people per room (and none of the above problems)
- Housing cost burden greater than 50% of income (and none of the above problems)
- Housing cost burden greater than 30% of income (and none of the above problems)

The Housing Needs Summary clearly shows that renters are more likely to face one or more of these housing problems, however both owners and renters face housing cost burdens to a great degree. Like many communities across the country, cost burdened residents is the most common housing problem. When residents pay over 30% of their income to housing costs they are at an increased risk of homelessness and substandard living conditions. Resources spent on housing become unavailable for transportation, health care, childcare, and education. All these factors reinforce each other, creating an economic situation that is difficult to get out of. High housing costs reduce the availability of reliable transportation which prevents access to new economic opportunities which then makes it difficult to earn enough money to cover housing expenses.

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

Extremely low-income renters are most likely to experience at least one of the four major housing problems - 1,225 renters in this group report at least one housing problem. Of that figure 93.4% have income below 50% of the AMI.

There are three census tracts (1101, 1003 and 1106) in the City of Shelton that are identified as qualifying as low to moderate areas. In terms of racial populations whether they be white, black, Hispanic or other each race is equally distributed among these tracts as the city as a whole. Thus, no racial group has a disproportionate need in comparison to the overall population.

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

Low-income individuals and families with children who are currently housed but are at imminent risk of homelessness, particularly those categorized as extremely low-income, often face a range of challenges, and have specific needs that must be addressed to prevent them from entering shelters or becoming unsheltered. Some common characteristics and needs observed in this population are: Financial Instability, Housing Cost Burden, Limited Access to Support Services, Health and Mental Health Challenges, Childcare Needs, Education and Employment Barriers, Social Support Networks,

Addressing the needs of low-income individuals and families at imminent risk of homelessness requires a multifaceted approach that includes providing access to affordable housing, supportive services, childcare assistance, healthcare, education, and employment opportunities. It also involves implementing policies and programs that address systemic issues such as housing affordability, income inequality, and social exclusion.

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 definition used to determine the number 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). 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

Several housing characteristics have been identified as factors linked with instability and an increased risk of homelessness. These include Affordability, Substandard Housing Conditions, Lack of Permanent Housing Options, Housing Discrimination, Lack of Supportive Services, Evictions and Foreclosures.

Addressing these housing characteristics requires a comprehensive approach that includes strategies to increase affordable housing availability, provide supportive services to those at risk of homelessness, combat housing discrimination, and prevent evictions and foreclosures.

Discussion

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

The calculation of disproportionately greater need for each race/ethnicity is based on a comparison of the share of total number of households with one or more severe housing problems from a particular race/ethnicity with the share of all Shelton households at that income level that experience the problem at the same income level. (Share of race/ethnicity = # of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity.)

Tables 13 through 16 represent the data about severe housing problems by race/ethnicity and income. HUD defines the four severe housing problems as: 1) Lacking complete kitchen facilities; 2) Lacking complete plumbing facilities; 3) More than 1.5 persons per room (overcrowding); and 4) Cost burden greater than 30% (share of income devoted to housing costs).

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 | 1,605 | 295 | 0 |
| White | 1,415 | 280 | 0 |
| Black / African American | 25 | 0 | 0 |
| Asian | 25 | 0 | 0 |
| American Indian, Alaska Native | 10 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 100 | 15 | 0 |
| 0 | 0 | 0 | 0 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: 2016-2020 CHAS Table 1

*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 | 1,215 | 445 | 0 |
| White | 1,135 | 425 | 0 |
| Black / African American | 30 | 0 | 0 |
| Asian | 25 | 4 | 0 |
| American Indian, Alaska Native | 30 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 100 | 15 | 0 |
| 0 | 0 | 0 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source Comments: 2016-2020 CHAS Table 1

*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 | 870 | 1,255 | 0 |
| White | 690 | 925 | 0 |
| Black / African American | 10 | 4 | 0 |
| Asian | 65 | 10 | 0 |
| American Indian, Alaska Native | 4 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 90 | 295 | 0 |
| 0 | 0 | 0 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source Comments: 2016-2020 CHAS Table 1

*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 | 505 | 960 | 0 |
| White | 475 | 765 | 0 |
| Black / African American | 10 | 35 | 0 |
| Asian | 0 | 10 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 25 | 140 | 0 |
| 0 | 0 | 0 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source Comments: 2016-2020 CHAS Table 1

*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

An analysis of data shows that 84.35% of extremely low-income (0-30% AMI), 73.26% of very low-income (30-50% AMI), 40.99% of low income (50-80% AMI) and 34.70% of moderate income (80-100% AMI) households experience a housing challenge.

Disproportionate need is defined by HUD as a percentage of persons in a category of need who are members of a particular racial or ethnic group in a category of need that is at least 10 percentage points higher than the percentage of persons in the category is seen in the following groups:

- 30-50% AMI: 86.2% of Asian Households
- 50-80% AMI: 71.4% of Black / African American Households
- 50-80% AMI: 86.6% of Hispanic Households

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 needs in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems signify an even greater extent to which households are burdened by these problems.

Tables 17 through 20 include information about severe housing problems by race/ethnicity and income. HUD defines a severe housing problem as lacking complete kitchen facilities, lacking complete plumbing facilities, more than 1.5 persons per room, and/or cost burden of more than 50% of income, including utilities.

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 | 1,490 | 415 | 0 |
| White | 1,305 | 390 | 0 |
| Black / African American | 25 | 0 | 0 |
| Asian | 25 | 0 | 0 |
| American Indian, Alaska Native | 10 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 85 | 25 | 0 |
| 0 | 0 | 0 | 0 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments:

*The four severe housing problems are:

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

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 725 | 935 | 0 |
| White | 655 | 905 | 0 |
| Black / African American | 30 | 0 | 0 |
| Asian | 14 | 20 | 0 |
| American Indian, Alaska Native | 30 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 15 | 0 |
| Other | 0 | 0 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments:

*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 | 265 | 1,855 | 0 |
| White | 210 | 1,405 | 0 |
| Black / African American | 0 | 14 | 0 |
| Asian | 0 | 75 | 0 |
| American Indian, Alaska Native | 4 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 55 | 330 | 0 |
| Other | 0 | 0 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments:

*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 | 75 | 1,390 | 0 |
| White | 60 | 1,180 | 0 |
| Black / African American | 0 | 45 | 0 |
| Asian | 0 | 10 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 15 | 150 | 0 |
| Other | 0 | 0 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

2016-2020 CHAS

Data Source Comments:

*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

An analysis of data shows that 77.98 of extremely low-income (0-30% AMI), 43.68% of very low-income (30-50% AMI), 14.57% of low income (50-80% AMI) and 5.78% of moderate income (80-100% AMI) households experience a housing challenge.

Disproportionate need is defined by HUD as a percentage of persons in a category of need who are members of a particular racial or ethnic group in a category of need that is at least 10 percentage points higher than the percentage of persons in the category as a whole is seen in the following groups: None

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

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

Introduction:

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing each of the HUD analyzed housing cost burdens.

The calculation of disproportionately greater need for each race/ethnicity is based on a comparison of the share of total households with one or more severe housing problems that is from a particular race/ethnicity with the share of all Shelton households that experience the problem at the same income level. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more housing problems / total # of households for that race/ethnicity.”)

Table 21 includes information about housing cost burdens by race/ethnicity and income. HUD defines a housing cost burden as a household expending more than 30% of income on housing cost.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole | 11,665 | 2,385 | 2,299 | 165 |
| White | 10,185 | 2,185 | 2,020 | 150 |
| Black / African American | 190 | 20 | 55 | 0 |
| Asian | 350 | 110 | 39 | 0 |
| American Indian, Alaska Native | 0 | 0 | 45 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 |
| Hispanic | 875 | 60 | 140 | 15 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
2016-2020 CHAS
Data Source Comments:

Discussion:

City of Shelton

An analysis of data shows that 70.64% of extremely low-income (0-30% AMI), 14.44% of very low-income (30-50% AMI) and 13.92 of low income (50-80% AMI) households experience a housing cost burden.

Disproportionate need is defined by HUD as a percentage of persons in a category of need who are members of a particular racial or ethnic group in a category of need that is at least 10 percentage points higher than the percentage of persons in the category as a whole is seen in the following groups:

Based on the data, there are no ethnic groups in Shelton which have a disproportionate need as related to Housing Cost Burden.

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?

Overall, there are no racial or ethnic groups that stand out with disproportionately greater needs.

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

There are no unidentified needs currently.

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

The population of the City of Shelton racial makeup of the community is 85.03% White, 1.56 % Black or African American, .08% Native Indian and Alaska Native, 4.22% Asian, 8.14% Hispanic, and .16% Other.

There are three census tracts (1101,1103.01, and 1106) that qualify as Low to Moderate areas. An evaluation of these census tracts reveals that the racial make-up of these census tracts is consistent with the City as a whole.

NA-35 Public Housing – 91.205(b)

Introduction

The Shelton Housing Authority (SHA) is a public agency that provides subsidized housing to low-moderate income elderly individuals and individuals with disabilities. The operation of the SHA is overseen by a Board of Commissioners consisting of five (5) individuals. All five (5) board members are confirmed by the City of Shelton Board of Aldermen. Further, one (1) member is required to be a resident of a federally funded public housing development. The SHA and the City of Shelton have a collaborative relationship.

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 | 8 | 0 | 6,387 | 2 | 5,746 | 63 | 168 | 408 |

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income | 0 | 13,333 | 0 | 15,278 | 7,571 | 15,532 | 12,627 | 12,295 |
| Average length of stay | 0 | 5 | 0 | 5 | 0 | 5 | 0 | 6 |
| Average Household size | 0 | 3 | 0 | 2 | 1 | 2 | 1 | 3 |
| # Homeless at admission | 0 | 0 | 0 | 27 | 0 | 8 | 19 | 0 |
| # of Elderly Program Participants (>62) | 0 | 1 | 0 | 804 | 0 | 608 | 9 | 3 |
| # of Disabled Families | 0 | 3 | 0 | 1,346 | 1 | 1,059 | 19 | 44 |
| # of Families requesting accessibility features | 0 | 8 | 0 | 6,387 | 2 | 5,746 | 63 | 168 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|-------------------------------|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 7 | 0 | 3,745 | 0 | 3,313 | 45 | 106 | 281 |
| Black/African American | 0 | 1 | 0 | 2,594 | 2 | 2,387 | 17 | 62 | 126 |
| Asian | 0 | 0 | 0 | 16 | 0 | 14 | 1 | 0 | 1 |
| American Indian/Alaska Native | 0 | 0 | 0 | 21 | 0 | 21 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 11 | 0 | 11 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Certificate | Mod-Rehab | Public Housing | Program Type | | | | | |
|--------------|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | | | | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 7 | 0 | 2,487 | 0 | 2,262 | 5 | 77 | 143 |
| Not Hispanic | 0 | 1 | 0 | 3,900 | 2 | 3,484 | 58 | 91 | 265 |

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

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. The Shelton Housing Authority has the appropriate number of handicapped accessible units. In fact, the SHA, at the Sinsabaugh Heights property is undertaking a major renovation which will further improve its ability to serve those with physical disabilities.

Depending upon the time of year, the waiting list to obtain a housing unit at either of the SHA properties could be as long as 2 years, since there are only 120 available while the waiting list can include 200 requests for housing assistance.

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

The Shelton Housing Authority manages two properties, Sinsabaugh Heights (80 Units) on Meadow Street and Helen DeVaux (40 Units) on Howe Avenue. Together these housing apartments total 120 units. The Shelton Housing Authority does not operate a Section 8 program. General needs, besides additional units, would include, Health and safety features, i.e., security cameras, better lighting around each property, Installation of railing leading to each set of units. The Shelton Housing Authority is also considering hiring Certified Nursing Assistant(s) to provide additional care for those tenants in need.

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

The needs of Shelton Housing Authority tenants are generally the same as market-based renters, securing and maintaining safe, affordable housing. Most renter incomes at SHA are below 30% of AMI so the struggle between rent, food and medicine is something they battle every day. While the quality and cost of housing are not issues for public housing residents, the need for handicapped accessible units may be greater amongst the public housing population than the public at large given most of the SHA units are for elderly or disabled persons.

Discussion

The Shelton Housing Authority provides essential affordable housing to lower income households. The SHA has continued to implement policies and partnerships that provide quality housing and appropriate support services to its residents.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Shelton is in the Greater New Haven Coordinated Access Network, which is a regional district of the Connecticut Balance of State Continuum of Care. Data for the development of the needs for the homeless in the area have been obtained from the Balance of the State Continuum of Care and the Connecticut Coalition to End Homelessness (CCEH). Specific to the City of Shelton, CCEH, TEAM, Inc. BHCare and Spooner House are member participants of the Connecticut Balance of State Consortium of Care.

Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 83 | 52 | 8 | 0 | 6 | 93 |
| Persons in Households with Only Children | 0 | 1 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 0 | 324 | 15 | 0 | 12 | 122 |
| Chronically Homeless Individuals | 11 | 57 | 3 | 0 | 1 | 147 |
| Chronically Homeless Families | 0 | 8 | 1 | 0 | 1 | 118 |
| Veterans | 3 | 21 | 2 | 0 | 2 | 74 |
| Unaccompanied Child | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 10 | 0 | 0 | 0 | 0 |

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

CCEH.org PIT

Data Source Comments:

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):

Individuals Experiencing Chronic Homelessness - According to the city's homeless shelter, Spooner House, there are 3 chronically homeless individuals at any given time in Shelton.

Families Experiencing Chronic Homelessness - Again, the number of families experiencing chronic homelessness is exceedingly small. In the last year, only one family (family size of 2) identified in Shelton as chronically homeless.

Families with Children - There are no identified families with children qualifying as chronically homeless.

Veterans - In many parts of the United States veteran homelessness is a chronic issue, however, The Spooner House records reflect that two veterans were identified as being homeless this past year.

Unaccompanied Youth - No unaccompanied youth were reported in the continuum.

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | 218 | 42 |
| Black or African American | 208 | 36 |
| Asian | 4 | 1 |
| American Indian or Alaska Native | 6 | 1 |
| Pacific Islander | 3 | 3 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 156 | 24 |
| Not Hispanic | 310 | 59 |

Alternate Data Source Name:

CCEH.org PIT

Data Source

Comments:

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

There are no families with children identified as homeless / in need of housing assistance. It is important to note that the population of veterans is very small (2 individuals) on the past year, as well.

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

The Spooner House, located in Shelton, is the only homeless Shelton serving the lower Naugatuck valley. In total 29 individuals are identified as sheltered homeless. This includes 20 White individuals, 8 Black / African American, and 1 Hispanic. The numbers suggest that 27.5% of the homeless population is Black / African American, while the Black / African American population represents only 8% of the population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Homelessness can be broadly categorized into two main types: unsheltered homelessness and sheltered homelessness.

1. Unsheltered Homelessness: Unsheltered homelessness refers to individuals or families who are living on the streets, in parks, abandoned buildings, vehicles, or other places not meant for human habitation. These individuals typically lack any form of regular or adequate housing. Unsheltered homelessness often brings exposure to the elements, safety concerns, and limited access to necessities such as food, water, and sanitation facilities.

2. **Sheltered Homelessness:** Sheltered homelessness, on the other hand, refers to individuals or families who are residing in emergency shelters, transitional housing programs, or other temporary housing arrangements provided by government agencies or nonprofit organizations. While individuals experiencing sheltered homelessness may have a roof over their heads, their housing situation is often unstable and temporary, and they may still face significant challenges in obtaining permanent housing.

The extent of both unsheltered and sheltered homelessness can vary significantly depending on factors such as socioeconomic conditions, housing availability and affordability, access to support services, and government policies and initiatives aimed at addressing homelessness. Homelessness is a complex issue with multifaceted causes, including poverty, lack of affordable housing, mental illness, substance abuse, and systemic inequalities. Therefore, addressing homelessness effectively requires comprehensive strategies that encompass housing assistance, supportive services, mental health and substance abuse treatment, and efforts to address the root causes of homelessness.

There are very few instances of unsheltered homeless populations in the City of Shelton. Those that are seen do take advantage of the Winter / No Freeze support at the Spooner House. Upon the break in the weather, they tend to return outdoors, where they reside in tents or vehicles.

Sheltered populations tend to have deep roots within the community. Many of the sheltered population couch surf between family members. That is however till bridges are burned due to mental health or substance abuse issues drive them back out on to the streets. There are some individuals that become homeless due to employment situations not providing a livable wage and / or losing employment completely.

Discussion:

Much of the details and data were provided by the Spooner House which is located in Shelton CT and is the only homeless shelter serving the Shelton community.

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

Introduction:

Shelton is committed to providing help to individuals with housing and supportive needs. This population includes the elderly, persons with disabilities, persons with physical and mental illness, domestic violence survivors, and veterans. While the rate of homelessness is low in Shelton, if one person or family becomes homeless, it warrants attention. Homelessness can stem from a variety of interconnected factors, often occurring in combination rather than in isolation. Some common examples include unemployment, housing affordability or shortages, displacement and domestic abuse or the breakdown of the family due to divorce. Health and mental issues play a role as well. Mental illness and substance abuse can lead to many of the situations previously described.

Understanding the multifaceted nature of homelessness is essential for developing effective prevention and intervention strategies that address its root causes and provide holistic support to individuals and families experiencing housing instability.

Describe the characteristics of special needs populations in your community:

Shelton's special needs population includes the elderly, individuals with physical disability or a mental diagnosis and persons with AIDs or a related disease.

Elderly - The 2018 ACS reports that there are 2,018 individuals over the age of 65 that live alone. Elderly individuals often have unique needs that require attention and support to maintain their health, well-being, and quality of life. These include management of their health, mobility and need of physical assistance, social interaction and emotional support, diet and nutrition, and safety within their home such fall prevention along with financial assistance.

Physical Disability - Data from the 2016 - 2020 ACS shows that 3,821 Shelton residents have a disability. This represents approximately 9% of the population. Data indicates these disabilities are related to vision, hearing and ambulatory.

Mental Health Diagnosis - Data from the 2016 - 2020 ACS shows that 1,639 Shelton residents have a Mental Health Diagnosis. This represents approximately 4% of the population.

AIDS or HIV Related Disease - It is reported that within the Bridgeport Metropolitan District there are 2,603 reportedly living with AIDs or a related disease. The State of Connecticut Department of Public Health (2020 Data) reports that there are between 100 and 199 residents within the City of Shelton that have HIV/AIDS.

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

The City of Shelton and its partner organizations, which include the Shelton Senior Center, Shelton Housing Authority, BHCare, TEAM, Inc., and Spooner House work jointly to serve the special needs populations. As one can imagine, the needs seem to outnumber the resources.

According to the Greater New Haven Balance of State CoC's Point-in-Time Count (2020), the following housing and supportive service needs were determined:

- Mentally, Physically Disabled – Accessible housing/permanent supportive housing, using the Housing First model to avoid transitional housing, plus supportive services, case management for those suffering from mental illness, substance abuse, or coexisting disorders, education and job training, financial counseling, and access to health care services.
- Alcohol and Drug Addiction – Permanent supportive housing, using the Housing First model to avoid transitional housing, plus supportive services and case management for those suffering from mental illness, substance abuse, or coexisting disorders, education and job training, financial counseling, and access to health services and substance abuse counseling.

From the National Alliance to End Homelessness, "Housing First approach can be successful for any person, regardless of actual or perceived need, provided that the resources that they need and choose are available and accessible to them. Fundamentally, Housing First means using a trauma-informed approach to meet people where they are, without preconditions or mandatory requirements. It means continuously engaging and being able to respond to what they say they need when they are ready."

- HIV/AIDS – Permanent supportive housing plus supportive services such as case management and continued access to health services and counseling.
- Victims of Domestic Violence – Permanent supportive housing, using the Housing First model to avoid transitional housing, plus supportive services such as case management, education and job training, financial counseling, and access to victims counseling.

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

The available statistics on HIV/AIDS provided by the Connecticut Department of Health indicate that there has been a decline in new HIV Diagnoses. As of December 2019, 10705 individuals were living with HIV in the State of Connecticut. HIV Cases are found disproportionately among Black/African American and Hispanic who make up 27% of the Connecticut population but comprise of 68% of the people living with HIV. Further, 74% of the population with HIV are males. Persons with HIV/AIDs represent a small fraction of the Shelton population (less than 1%).

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))

The City of Shelton does not currently participate in the HOME Tenant-Based Rental Assistance program. The community will use this time to learn more about the program.

However, the City of Shelton has recently adopted an Affordable Housing Strategy to encourage the creation of additional affordable housing units within the community. TEAM, Inc. which also serves the City of Shelton has developed a rental assistance program which has proven very effective. The city would welcome the added resources.

Discussion:

See above.

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

Describe the jurisdiction’s need for Public Facilities:

The following Public Facilities needs were identified by the City:

- Some sidewalks are in poor condition. The elderly, those with disabilities, and mothers with babies in strollers may have a difficult time navigating those sidewalks in poor condition in the City.
- Improvements to the kitchen facilities of the Shelton Senior Center
- ADA Compliance Improvements are necessary throughout the community. As part of Shelton's Year 1 program, ADA Compliance projects such as installation of ADA compliant curb cuts, and installation of handicap accessible doors at Shelton's Plumb Memorial Library.

How were these needs determined?

Through community participation, community survey and consultation of local stakeholder partners and organizations. Adequate access to public facilities is essential to addressing the needs of the LMI population, including the homeless, elderly, and disabled. Public facility improvements include the public library, senior center, and neighborhoods in LMI areas or serving low- and moderate-income clientele.

Describe the jurisdiction’s need for Public Improvements:

Streets and sidewalks need upgrades including accessibility improvements. The Town's focus is to coordinate public improvements with economic development and/or initiatives that promote increased neighborhood stabilization.

How were these needs determined?

The need for street improvements was identified as a primary concern through a community survey. Another priority was for specific sidewalk improvements. Sidewalks are also consistently identified during public meetings as a needed improvement by residents of income-eligible areas.

Describe the jurisdiction’s need for Public Services:

The identified Public Services needs in Shelton include at-risk grief counseling services, after school / childcare services, homeless services, domestic abuse / violence services. The Town has determined public service needs to be the most prevalent among the at-risk populations, including children, elderly, homeless and domestic abuse victims.

How were these needs determined?

These needs were determined through one-on-one meetings with social service agencies, a community survey and public hearings.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Shelton is committed to providing and supporting safe, decent, affordable housing that meets the needs of its residents. In March 2023, the City of Shelton adopted its 2022-2027 Affordable Housing Plan. In this document, the city recognizes that housing plays a key role in supporting the ability of people to meet their personal needs and goals.

Housing:

- provides shelter to meet people's basic human needs.
- helps meet people's need for safety and security.
- creates a sense of connection to a community.
- builds confidence and enhances self-esteem.
- creates the opportunity for people to contribute to their community and achieve their full potential.

A diverse portfolio of housing also benefits communities since it:

- enhances community diversity.
- provides housing for those employed in the essential fields of emergency services, health care, education, government, retail services, etc.
- helps retain existing businesses and attract new businesses.
- increases jobs and consumer spending in the surrounding economy.
- helps people to stay in a community they love no matter what circumstances in which they may find themselves.

Based on current statistics from the American Community Survey (ACS), the City of Shelton has 17,276 housing units. The great majority, 78.4%, are single-family, detached residential structures. Multi-family or mobile homes comprise the remaining 21.6% of the housing stock. Of the City's existing housing stock, 42% were built before 1970. Buildings of this age easily fall into disrepair, and often carry environmental risks such as lead paint or asbestos. While the City has maintained a housing rehabilitation program since the mid 1980's to successfully combat inevitable decline, the city does recognize that more resources are necessary. Further, over the last several years, the City has spent considerable resources shoring up its senior housing facilities currently operated by the Shelton Housing Authority.

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

Introduction

According to the 2013-2017 ACS data, there are 17,275 total housing units. The data indicates there are 16,515 occupied housing units, of which 13,140 owner-occupied and 3,375 renter-occupied, which means there are 760 vacant housing units now. This suggests an annual vacancy rate of 4.3%. The majority of the owner-occupied houses are 3 or more bedrooms (77.8% of all owner-occupied houses), while the majority of all renter-occupied housing units (81%) are 0 to 2 bedrooms.

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|---------------|-------------|
| 1-unit detached structure | 11,510 | 67% |
| 1-unit, attached structure | 1,830 | 11% |
| 2-4 units | 1,405 | 8% |
| 5-19 units | 890 | 5% |
| 20 or more units | 1,300 | 8% |
| Mobile Home, boat, RV, van, etc | 340 | 2% |
| Total | 17,275 | 100% |

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|---------------|------------|--------------|-------------|
| | Number | % | Number | % |
| No bedroom | 60 | 0% | 390 | 12% |
| 1 bedroom | 185 | 1% | 1,105 | 33% |
| 2 bedrooms | 2,670 | 20% | 1,230 | 36% |
| 3 or more bedrooms | 10,225 | 78% | 650 | 19% |
| Total | 13,140 | 99% | 3,375 | 100% |

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

Housing subsidies and affordable housing regulations are complex, involving multiple levels of government and dozens of different programs – some for renters, others to assist homebuyers. Eligibility can depend on income, age, disability, or a combination of factors, and the subsidies can be issued directly to families (as in the case of Section 8 Housing Choice vouchers), or to developers who

must then provide units at a certain price point. Shelton's current inventory of Affordable Housing residential units is as follows:

Government Assisted Housing (254 units) These are developments which received government financing predicated on being affordable.

Rental Assistance (40 units) These are the qualifying households who rent housing in Shelton and receive financial assistance.

CHFA/USDA Mortgages (118 units) These are the qualifying individual(s) who purchased a home in Shelton and received mortgage financing assistance.

Deed-Restricted (82 units) These are the number of units which are deed-restricted to sell or rent at affordable prices.

Elderly Housing / Disabled Housing (120) These units support elderly and disabled individuals through the Shelton Housing Authority.

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

There are no units expected to be lost from the affordable housing inventory. In fact, the Shelton Affordable Housing Plan is designed to ensure that the City's affordable housing stock will continue to expand.

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

The State of Connecticut has mandated that communities should strive to provide at least 10% of their housing stock as "affordable". Currently the City of Shelton maintains 494 recognized affordable housing units as compared to the 16,146 total housing units recognized by the State of Connecticut Department of Housing. (Note: there is a difference of 1,129 housing units between the DOH list published in 2022 and the 2013-17 Survey data utilized above).

Describe the need for specific types of housing:

Currently, the city has a need for affordable housing options and housing variety within the owner-occupied and renter-occupied market. With regards to ownership properties, approximately 21% are 1-2 bedroom units. Providing smaller sized housing units may support affordability as it can help first-time home buyers or help older residents stay in Shelton as they begin to downsize.

Discussion

There is a continuing need for “affordable” and “accessible” housing in the City of Shelton. As illustrated in the City's Affordable Housing Plan, 42% of the existing housing stock is 54 years or older. Recently, the city has seen a boom in the construction of rental units, which you would expect to be supportive, however the desirability of these units leads to high rental rates, which also affects to rent rates of older rental units currently on the market. Thus, the need for the establishment of the City's first affordable housing plan.

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

Introduction

As a result of the "desirability" of Shelton due to its stable tax base, business & employment opportunities, and re-emerging downtown housing costs, whether that be for homeownership or rentals tend to be higher than surrounding communities. Shelton's housing costs are higher than many surrounding communities. The Needs Assessment portion of this document further outlines the large number of renter and homeowner households who are experiencing housing cost burdens, in that they spend more than 30% of their income on housing.

Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2017 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 343,200 | 515,000 | 50% |
| Median Contract Rent | 976 | 2,062 | 111% |

Table 29 – Cost of Housing

Alternate Data Source Name:

2022-2027 Shelton - Affordable Housing Plan

Data Source Comments:

| Rent Paid | Number | % |
|-----------------|--------------|--------------|
| Less than \$500 | 320 | 9.5% |
| \$500-999 | 950 | 28.1% |
| \$1,000-1,499 | 1,110 | 32.9% |
| \$1,500-1,999 | 475 | 14.1% |
| \$2,000 or more | 515 | 15.3% |
| Total | 3,370 | 99.8% |

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

| Number of Units affordable to Households earning | Renter | Owner |
|--|--------------|--------------|
| 30% HAMFI | 175 | No Data |
| 50% HAMFI | 560 | 420 |
| 80% HAMFI | 1,435 | 1,825 |
| 100% HAMFI | No Data | 3,914 |
| Total | 2,170 | 6,159 |

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 878 | 1,077 | 1,346 | 1,706 | 2,114 |
| High HOME Rent | 878 | 1,077 | 1,346 | 1,700 | 1,878 |
| Low HOME Rent | 878 | 962 | 1,155 | 1,334 | 1,488 |

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Based on the HUD - CHAS data there is insufficient rental housing for residents at the lowest income levels. Because the majority of the City's population live in owner-occupied housing, there is a need to address scarce options to rent and buy small "starter" homes, particularly for those at the lowest income levels. The table above suggests there are significant challenges for extremely low income (<30% HAMFI) renters. As the table suggests there are only 125 rental units available to those with extremely low income. Given that there are 3,375 rental units available in Shelton, the 125 units available to extremely low-income residents indicates that only 3.7% of all rental units would be suitable to this population.

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

Shelton's attraction as a desirable place to live, work and play, along with its low vacancy rates continue to put upward pressure on rental and homeownership housing prices. Given Shelton's path ahead, the city does not expect the pressures to subside anytime soon.

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

Fair Market Rent Rates (FMR) and High HOME Rent Rates are generally inline regardless of bedroom size. However, Area Median Rent Rates in Shelton are typically between \$500 - \$700 higher for each bedroom size than either FMR or High HOME rents. Since market rents in Shelton exceed FMR, voucher holders are often unable to locate rental units in Shelton. However, Shelton's Affordable Housing Plan is designed to help alleviate these stresses by establishing Accessory Dwelling Units (ADUs), Promoting use of CHFA and ASDA Programs, . Also, per the Affordable Housing Plan, developers are required to designate 10% of all units by creating additional affordable housing units for high density residential proposals.

Discussion

Rental rates are on the rise and vacancy rates are remain at historic lows.

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

Introduction

The age of housing stock can also be of concern. Of the city's 17,276 units, 42% were built before 1970. A number of these may be falling into disrepair, and often carry environmental risks such as lead-based paint or asbestos. An aging housing stock can result into poor housing quality. However, the age of Shelton's housing does fare better than that of the State of Connecticut and Fairfield County. 11% of Shelton's owner-occupied housing was built in the years 2000 or later. Within the last 20 years, Shelton has seen a boon in rental units being developed, as 40% (1,335 Units) of all available rental units have been built after the year 2000.

Definitions

The following definitions are used in the table below:

- "Selected Housing Condition" - Over-crowding (1.5 or more persons per room), lacking a complete kitchen, lack of plumbing facilities, and/or other utilities, and cost over-burden.
- "Substandard condition" - Does not meet code standards or contains one of the selected housing conditions.
- "Suitable for Rehabilitation" - The amount of work required to bring the unit up to minimum code standard, and the existing debt on the property, together are less than the fair market value of the property.
- "Not Suitable for Rehabilitation" - The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|------------|-----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 3,210 | 24% | 1,335 | 40% |
| With two selected Conditions | 35 | 0% | 125 | 4% |
| With three selected Conditions | 15 | 0% | 215 | 6% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 9,880 | 75% | 1,700 | 50% |
| Total | 13,140 | 99% | 3,375 | 100% |

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| 2000 or later | 1,380 | 11% | 780 | 23% |

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| 1980-1999 | 4,105 | 31% | 735 | 22% |
| 1950-1979 | 5,985 | 46% | 1,005 | 30% |
| Before 1950 | 1,665 | 13% | 855 | 25% |
| Total | 13,135 | 101% | 3,375 | 100% |

Table 34 – Year Unit Built

Data Source: 2013-2017 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 | 7,650 | 58% | 1,860 | 55% |
| Housing Units build before 1980 with children present | 605 | 5% | 400 | 12% |

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units | 0 | 0 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The City of Shelton has an active Building Department, with an active code enforcement policy. As noted previously, 42% of all of Shelton residential units were built before 1970, making them at-risk for containing environmental hazards such as lead-based paint, asbestos, and radon gas. The city has administered a residential rehabilitation program since the mid 1980's and environmental health procedures are incorporated into this program. The cost to remediate health hazards, while providing opportunities to improve other code violations whether it be home ownership or rental properties has been provided by the City's Residential Rehabilitation Program. Historically however, the needs far outweigh the financial resources available to the City.

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

As outlined in Table 35, there are 7,650 housing units that were built prior to 1980. Since the use of lead in household paints was not banned until 1978, the likelihood that most of this housing stock poses a risk of lead exposure is significant. Of these units 603 are occupied by households with a child under 6. Young children are at greatest risk of lead-based paint hazards.

Shelton has not received federal funds targeted to lead hazard remediation. Lead paint hazards continue to be a threat to the health and safety of residents, particularly low- and moderate-income residents who tend to occupy the older housing stock within the City.

Discussion

See above.

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

Introduction

Federal and State funded public housing in Shelton is owned and operated by the Shelton Housing Authority (SHA). As an independent agency, the SHA is overseen by a Board of Directors including a resident Commissioner. The SHA operates 120 affordable housing units across two properties which includes Sinsabaugh Heights and the Helen DeVaux Condominiums.

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 | 0 | 8 | | 6,600 | 17 | 6,583 | 180 | 2,700 | 4,050 |
| # of accessible units | | | | | | | | | |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

The Shelton Housing Authority (SHA), which serves elderly and disabled persons operates 2 facilities. These include 80 units at Sinsabaugh Heights I & II and another 40 units at the Helen DeVaux Apartments. Over the last several years, the Shelton Housing Authority has managed major upgrades to both facilities. Alas, as is the nature of large complexes there is always something else that needs to be maintained or

replaced. The SHA has conducted an audit of both residential facilities and has determined that the following actions should be taken at both facilities.

- Replacement of existing appliances with energy efficient appliances - 80 ranges and 80 refrigerators.
- Bathtubs need to be replaced with Showers, installation of new sinks, medicine cabinets and ADA low-flow toilets in 112 units.
- Replacement of 35 sliding glass doors, 40 basement and garage doors.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
| | |

Table 38 - Public Housing Condition

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

The SHA’s public housing stock is restricted to elderly and/or disabled persons. The SHA has 120 subsidized units. The Helen DeVaux Apartments were constructed in 1972, while Sinsabaugh Heights was constructed in 1982 and 1998.

Over the last several years each development has undergone significant upgrades. Sinsabaugh Heights is currently undertaking rehabilitation services that include new doors, windows, heating systems, new floors, as well as call for aid system and backup generators. The project is expected to be complete by December 2024.

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

Besides the major renovation that have occurred over the years, the Shelton Housing Authority is reviewing opportunities to introduce solar energy systems to lower the utility costs for residents. The SHA is partnering with the CT Green Bank in this effort.

Discussion:

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

Introduction

The Spooner House is the primary provider of housing and supportive services for the City of Shelton's homeless and at risk of being homeless population and is a participating member of the Connecticut Balance of State Continuum of Care. Additional supportive services and programs are operated by a network of community-based organizations, including BHCare, Team, Inc., and Griffin Hospital Community Outreach. Service programs are available to this vulnerable population including homeless prevention, outreach and engagement, assessment, health screening, mental health evaluations.

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) | 36 | 15 | 0 | 0 | 0 |
| Households with Only Adults | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 0 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 0 | 0 |

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

The Spooner House provides 36 year-round beds to support Adults, families with minor children, chronically homeless households or individuals, veterans and unaccompanied youth.

There are several mainstream services available to people experiencing homelessness in the City of Shelton, including but not limited to, the following:

- Mental Health – is provided through BHCare,
- Health Services - is provided by Griffin Hospital Community Outreach & Valley Parish Nurses,
- Social Services - is provided by TEAM, Inc.,
- Employment – is provided by The Workplace
- Educational – is provided by the Boys & Girls Club of Lower Naugatuck Valley
- Shelter – is provided by The Spooner House

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.

The Spooner House provides services and facilities to address the needs of people facing homelessness in the community. They offer emergency shelter on site. The facility provides 36 year-round beds and adds an additional 15 beds during winter as part of the "No Freeze" program. Spooner House provides a case manager for each resident, who develops a series of goals with the resident. The goals, which may include 1. Obtain permanent housing, 2. Find gainful employment, 3. Secure childcare, 4. Complete job training curricula are reviewed on a periodic basis while the resident transitions to permanent housing.

Partners such as BHCare, the Workplace, TEAM, Inc. provide additional resources to support the needs of these individuals.

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

Introduction

There are a number of primary groups with non-homeless special needs in the jurisdiction. They include the elderly and frail elderly, persons with mental or physical disabilities, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and victims of domestic violence. Shelton, along with its health, wellness and safety partners, are committed to ensuring an integrated network of housing and service providers serving community residents. Communication is key to the success of this network. Service groups continue efforts to improve lines of communication to benefit their clients.

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

The following needs and objectives are established under this Five-Year Consolidated Plan:

- Elderly Persons – Accessible housing units plus supportive services, for example, transportation to health services and recreation opportunities.
- Frail Elderly – Accessible housing units plus supportive services, for example, transportation to health services and recreation opportunities.
- Persons with Disabilities - Rehabilitation of existing housing units for accessible improvements, reasonable accommodations to rental housing units, and supportive employment opportunities.
- Persons with HIV/AIDS - Medical and social supportive services.
- Alcohol and Other Drug Addictions - supportive services to end addictions, housing, and training to re-enter the work force.
- Victims of Domestic Violence - additional temporary shelters, supportive services, training programs, and permanent supportive housing options.

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

In the context of current mental health services, there continues to be a need to assist persons with psychological and emotional difficulties to reintegrate into the community. There are two primary challenges facing persons returning from mental and physical health institutions which include finding affordable housing and provisions for mental health counseling and support services.

A plethora of not-for-profit organizations, such as BHCare, Parent Child Resource Center, TEAM Inc., and Hope Counseling & Behavioral Health Center, as well as Griffin Health Services are available to provide mental and physical health counseling and other supportive services. Housing opportunities for this population is also available through the Shelton Housing Authority.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The provision of supportive services for special needs population is a stated goal within the City's Consolidated Plan.

This goal will be supported by the CDBG: Public Services and Affordable Housing Activities which will work with services and programs that assist the special needs population (elderly, persons with a disability, victims of domestic violence and homeless)

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))

The City of Shelton, with its limited funds, have identified a number of activities to support individuals with special needs. The following priorities are identified in the FY 2024-2028 Five Year Consolidated Plan:

- Funding for the Boys & Girls Club After School Program
- Funding for Rental Assistance
- Funding for ADA Curb Cuts and Sidewalks
- Funding to support resident safety at Shelton Housing Authority Properties
- Funding to support Homeless Services
- Funding to support Domestic Abuse Services and Rape Crisis Center Services
- Funding to support Grief Counseling for At-Risk individuals, and
- Funding to support ADA Compliance Upgrades at public facilities

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Barriers to affordable housing can vary widely depending on the region, economic conditions, and governmental policies. Barriers may include:

1. **Land Costs:** High land prices can make it difficult to build affordable housing, especially in urban areas where land is scarce and expensive.
2. **Zoning and Regulations:** Stringent zoning laws and regulations can restrict the construction of affordable housing or increase its costs by requiring expensive design features.
3. **Building Codes and Standards:** Compliance with building codes and standards can increase construction costs, making it harder to build affordable housing.
4. **Limited Financing Options:** Developers may face challenges in securing financing for affordable housing projects, particularly if lenders perceive them as risky investments.
5. **NIMBYism (Not In My Backyard):** Opposition from local residents and communities can impede the development of affordable housing projects due to concerns about property values, traffic, and changes to neighborhood character.
6. **Lack of Government Support:** Insufficient government funding or incentives for affordable housing initiatives can hinder efforts to address housing affordability issues.
7. **Construction Costs:** Rising construction costs, including labor and materials, can make it difficult to build affordable housing units within budget constraints.
8. **Income Inequality:** Stagnant wages and growing income inequality can make housing unaffordable for low- and middle-income individuals and families.
9. **Gentrification and Displacement:** Economic development and gentrification in certain areas can drive up housing costs, leading to the displacement of low-income residents.
10. **Lack of Access to Transportation and Amenities:** Affordable housing may be located far from employment opportunities, public transportation, and essential amenities, increasing transportation costs for residents.

Addressing these barriers often requires a multifaceted approach involving collaboration between government agencies, private developers, nonprofits, and community organizations. This can include implementing zoning reforms, providing financial incentives for affordable housing development, investing in infrastructure and transportation networks, and promoting inclusive community planning processes.

Typically, lack of government support has also been an impediment, however the governmental agency of the City of Shelton has begun working to remedy some of these typical issues. However, the city administration realizes the importance of providing affordable housing options to its residents. Through a careful evaluation of public policies and current economic conditions, the City's Planning and Zoning Commission and the Board of Alderman have authored and approved the City's first Affordable Housing Plan. Through this plan a series of strategies have been developed to address many of the barriers listed

above. Through the Affordable Housing Plan the City commits to increasing the number of affordable residential units, to support CT Housing Finance Authority (CHFA) & USDA Housing Initiatives, amend zoning regulations to support the expansion of affordable housing, offer greater housing options for seniors, and recommended a series of action plans to further the City's goals to expand affordable housing opportunities.

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

Introduction

The goal of the City of Shelton economic development policy is to foster balanced economic growth for a balanced community.

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 | 74 | 39 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 1,477 | 1,672 | 7 | 6 | -1 |
| Construction | 1,530 | 466 | 7 | 2 | -5 |
| Education and Health Care Services | 5,920 | 4,382 | 27 | 17 | -10 |
| Finance, Insurance, and Real Estate | 1,978 | 2,026 | 9 | 8 | -1 |
| Information | 300 | 563 | 1 | 2 | 1 |
| Manufacturing | 3,146 | 4,646 | 14 | 18 | 4 |
| Other Services | 805 | 488 | 4 | 2 | -2 |
| Professional, Scientific, Management Services | 2,557 | 7,715 | 12 | 30 | 18 |
| Public Administration | 794 | 25 | 4 | 0 | -4 |
| Retail Trade | 2,061 | 1,680 | 9 | 6 | -3 |
| Transportation and Warehousing | 579 | 757 | 3 | 3 | 0 |
| Wholesale Trade | 489 | 1,502 | 2 | 6 | 4 |
| Total | 21,710 | 25,961 | -- | -- | -- |

Table 40 - Business Activity

Data Source Comments: ACS 2021 Table S2405

Labor Force

| | |
|--|--------|
| Total Population in the Civilian Labor Force | 22,760 |
| Civilian Employed Population 16 years and over | 21,650 |
| Unemployment Rate | 4.83 |
| Unemployment Rate for Ages 16-24 | 15.21 |
| Unemployment Rate for Ages 25-65 | 3.33 |

Table 41 - Labor Force

Data Source: 2013-2017 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 6,815 |
| Farming, fisheries and forestry occupations | 725 |
| Service | 1,595 |
| Sales and office | 4,980 |
| Construction, extraction, maintenance and repair | 1,575 |
| Production, transportation and material moving | 1,175 |

Table 42 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 12,235 | 62% |
| 30-59 Minutes | 5,157 | 26% |
| 60 or More Minutes | 2,337 | 12% |
| Total | 19,729 | 100% |

Table 43 - Travel Time

Data Source: 2013-2017 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 | 445 | 90 | 330 |

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| High school graduate (includes equivalency) | 3,225 | 265 | 1,335 |
| Some college or Associate's degree | 4,645 | 145 | 895 |
| Bachelor's degree or higher | 8,930 | 230 | 1,190 |

Table 44 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 55 | 4 | 90 | 155 | 285 |
| 9th to 12th grade, no diploma | 245 | 105 | 34 | 475 | 575 |
| High school graduate, GED, or alternative | 740 | 945 | 665 | 3,215 | 3,110 |
| Some college, no degree | 1,275 | 650 | 670 | 2,455 | 1,535 |
| Associate's degree | 170 | 410 | 390 | 1,110 | 570 |
| Bachelor's degree | 990 | 1,365 | 1,350 | 3,140 | 1,325 |
| Graduate or professional degree | 75 | 785 | 1,150 | 2,620 | 1,460 |

Table 45 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 33,256 |
| High school graduate (includes equivalency) | 44,940 |
| Some college or Associate's degree | 54,248 |
| Bachelor's degree | 71,149 |
| Graduate or professional degree | 85,181 |

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

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

The City of Shelton was a typical mill town with its focus on manufacturing and industrial development. Today, there are 25,961 jobs within the community as Shelton has matured into a balanced economic powerhouse. The four primary employment sectors are:

1. Education and Healthcare Services - 5920 Workers
2. Manufacturing - 3,146 Workers
3. Professional, Scientific, Management Services - 2,557 Workers
4. Retail Trade - 2061 Workers

Describe the workforce and infrastructure needs of the business community:

Shelton, Connecticut, like many suburban towns in the United States, has a diverse workforce that reflects the broader economic activities of the region. Here's an overview:

1. Manufacturing: Historically, manufacturing has been a significant sector in Shelton. The town has been home to various manufacturing companies, particularly in industries such as electronics, machinery, and plastics. Over the last several decades, Shelton has transitioned to a high-tech manufacturing economy.
2. Professional Services: Shelton also has a substantial presence of professionals working in fields such as finance, law, healthcare, and education.
3. Technology: With its proximity to major cities and research institutions, Shelton has seen growth in the technology sector. Some companies in fields like software development, information technology, and telecommunications have operations or offices in the area.
4. Retail and Services: Retail and service industries provide employment opportunities in Shelton, including jobs in stores, restaurants, healthcare facilities, and other service-oriented businesses catering to the local community.

While many residents commute to nearby cities like New Haven, Bridgeport, and Stamford for work in these sectors, Shelton is a net importer of jobs.

Shelton continues to support an effective brownfields redevelopment program, which has transformed many of its legacy contaminated industrial properties located along the Housatonic River into public parks and high-end residential complexes. This program has spurred further economic growth throughout the City's downtown district. To say a renaissance is occurring would be an understatement. The city has also invested several million dollars into the development and extension of the Constitution Boulevard, which opens up 60+ acres of industrial land making way for increased manufacturing development. The project is expected to create nearly \$100 million dollars in new real estate value and increase an additional 500 employment opportunities.

if there was a particular challenge to the infrastructure needs of the business community it would be in the realm of public transportation. Shelton has always been a commuter town, where people relied on their personal vehicle to get to and from work. Public bus transportation is mostly limited to the major roads, i.e. Route 110 (Howe Avenue / River Road), Bridgeport Avenue and Route 8. Since many of the professional corporate campuses are located off these roads, missing the "last mile" makes it difficult to get employees to the front door, especially in winter or inclement weather.

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.

On March 1, 1975, the City of Shelton witnessed one of the most devastating industrial arson fires in the nation's history. Plant 4 of the Sponge Rubber Company, formerly owned by B.F. Goodrich, was located downtown and was one of the area's largest employers. Over 2,400 area residents lost their jobs overnight. Retailers, restaurants and service businesses in the downtown business area lost sales, and there was a significant loss of tax revenue, resulting in a slow and steady decline of the downtown business area.

Shelton government leaders worked to recover the City's economy by encouraging business and industrial development along River Road and Bridgeport Avenue, the corridor adjacent to the new Route 8 highway which is the City's main arterial road. The introduction of retail establishments along Bridgeport Avenue further led to the development of office parks that changed the City's character from an industrial-driven town to more of a service and corporate community. The efforts to restore Shelton's economy led to Shelton becoming a balanced business community.

In the late 1980's the City of Shelton embarked on a downtown revitalization plan that included a major brownfield cleanup program which transformed dilapidated, derelict, and highly environmentally contaminated properties to productive reuse. The City invested more than \$27 million dollars in local, state, and federal monies over the successive decades and established one of Connecticut preeminent brownfields cleanup programs. Today, the one mile stretch of land encompassing 25+ acres and 24 individual boast an 8 acre public park that sees 150,000 yearly visitors. Further, private developers have over 165 million dollars, creating over 700 residential units and 20 new commercial units in downtown Shelton.

Simultaneous to this effort, the city developed what is known to locals as the Route 8 Corridor. A multi-mile series of developments spanning hundreds of acres of retail, commercial, industrial, and professional office parks. Combined, these efforts and opportunities have led Shelton to become a wonderfully successful and balanced community.

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

Given Shelton's professional and industrial advancements, higher education is a key economic driver in the community. It is important to develop new programs that align education with job growth. Coordinating between municipalities, businesses, educational institutions and the Workforce Alliance to utilize existing and establish new programs for the work force is required. Local colleges are helping to develop a highly trained workforce, as is Griffin Hospital's School of Allied Health Careers.

The Griffin Hospital School of Allied Health Careers offers advanced hands-on training and personalized teaching in its Practical Nursing, Certified Nursing Assistant, Patient Care Technician, Medical Assistant, and Phlebotomy programs. The school has helped graduates achieve a high rate of success on national certification exams and has a strong job placement rate with most graduates quickly finding positions at area hospitals, skilled nursing facilities and medical practices. Anyone 18 years of age or older with a high school diploma or GED may apply for admission.

There are immediate workforce needs, as well as the needs that come from future retirements and overall growth.

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.

There are several workforce development organizations serving Shelton. These include: The Workplace, Inc., Griffin School of Allied Health, and Emmett O'Brien Technical School.

The Workplace located in Bridgeport, CT serves the Shelton community. The Workplace serves as the workforce development board for Southwestern Connecticut, helping prepare people for careers and strengthening the workforce for employers. Their programs and partnerships — including job training, career services and employment — have made a difference in the lives of thousands. They are an advocate and community partner, working to address the region's present and future workforce issues.

The Griffin Hospital School of Allied Health Careers offers advanced hands-on training and personalized teaching in its Practical Nursing, Certified Nursing Assistant, Patient Care Technician, Medical Assistant, and Phlebotomy programs. The school has helped graduates achieve a high rate of success on national certification exams and has a strong job placement rate with most graduates quickly finding positions at area hospitals, skilled nursing facilities and medical practices. Anyone 18 years of age or older with a high school diploma or GED may apply for admission.

Emmett O'Brien Tech offers students ten different Career and Technical Education Programs. Each program has a specific three-and-a-half-year program of study that outlines all academic and technical coursework required of each student. Program courses include Automotive Technology, Culinary Arts,

Hairdressing and Cosmetology, Health Technology, Mechanical Design and Engineering, Carpentry, Electrical HVAC, Information Systems Technology and Precision Machining Technology.

Each of these programs offered by these workforce development organizations provide excellent opportunities for trained individuals to operate within the city's employment sectors.

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

Yes

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

The City of Shelton is a participant in the Naugatuck Valley Economic Development District CEDS program. The CEDS activities have developed several goals to help spur economic development - not only in Shelton, but the Naugatuck valley. These goals include:

Goal 1: Provide opportunities for job growth, advancement, and job training, utilizing and identifying Connecticut Industry clusters as the engine to support and sustain the regional economy, supporting and encouraging private investment in all these areas.

Goal 2: Continue to develop local infrastructure that supports economic expansion while maintaining and protecting the environment.

Goal 3: Work in collaboration with the Naugatuck Valley Regional Brownfields Pilot and the Connecticut Landbank as well as our state and federal partners to assess, remediate and reclaim and redevelop our brownfield sites throughout the NVC EDD/CEDS 19 communities.

Goal 4A: Improve overall Communications systems and work to ensure high-speed internet is available to all residents and businesses in the Naugatuck Valley Corridor EDD.

Goal 4B: Support improvement of the Transportation system, including the continued upgrade of the Waterbury branch rail line infrastructure, extension and completion of the Naugatuck River Greenway trail project and other regional multi-use trails, implementation of road improvements that provide safe travel for all users regardless of mode, age and mobility, and equitable allocation of transportation investments.

Goal 5: Sustain economic expansion while reinforcing and complimenting the regional land use and quality of life of the NVC/EDD, encourage reuse and rehabilitation of vacant and underused former

industrial and commercial sites and promote high-quality, high-density, mixed-use developments in downtown areas or adjacent to transit hubs.

Goal 6: Encourage growth and participation in the philanthropic efforts in the NVC/EDD, through the private sector and individuals and other stakeholders' efforts and contributions.

Goal 7: Continue to support and encourage the designation of the NVC/EDD as a National Heritage Area under the National Park Service, which will capitalize on the history, culture and natural attraction of the NVC/EDD.

Goal 8: Continue to support clear and renewable sources of energy including wind power, solar power, bioenergy, and hydroelectric.

Goal 9: Capitalize on the history, natural beauty, and attractions of the NVC/EDD to identify, develop, and increase tourism.

Discussion

See Above

MA-50 Needs and Market Analysis Discussion

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

HUD Identifies four data points that would constitute a "Housing Problem". These include Cost Burden, Overcrowding, Lack of Complete Plumbing, and Lack of Complete Kitchen Facilities. With regards to physical areas within the City, there are no major concentrations of households with multiple housing problems as identified by HUD.

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

HUD defines an area of minority concentration as a Block Group that has a 20% higher minority population than the minority population in a housing market, or a minority population greater than 50%, based on whichever is lower. Based on this definition, there are no areas of the community where racial or ethnic minorities are concentrated.

The racial makeup of the population of the City of Shelton is 85.03% White, 1.56 % Black or African American, .08% Native Indian and Alaska Native, 4.22% Asian, 8.14% Hispanic, and .16% Other.

There are three census tracts (1101,1103.01, and 1106) that qualify as Low to Moderate areas. An evaluation of these census tracts reveals that the racial makeup of these census tracts is consistent with the City as a whole.

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

The three census tracts that qualify as low to moderate areas are in or surrounding the City's Downtown District. These neighborhoods feature older housing stock, have a higher concentration of lower-income households and higher poverty rates than other sections of town. There is a mix of owner- and renter-occupied housing as well as a variety of housing types: single-family homes, duplexes and former industrial buildings that have been redeveloped into apartment buildings. In general, the core neighborhoods are denser with smaller lots than neighborhoods further away from the downtown. While there are no areas of major racial or ethnic concentrations, these are among the most diverse neighborhoods in Shelton.

Are there any community assets in these areas/neighborhoods?

Community assets include but are not limited to parks and recreation facilities (Riverview Park and Veterans Memorial Park), along with services such as Judge of Probate, Shelton City Hall, Plumb memorial Library, Shelton Police and Fire Departments. The Boys and Girls Club of the Lower Naugatuck

Valley is also located in downtown Shelton. These neighborhoods also have access to public transportation.

Are there other strategic opportunities in any of these areas?

Since these census tracts are LMI Qualified, a large percentage of funds received through the CDBG program will be allocated into these neighborhoods.

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

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

Internet connection/ fiber service is available to 100% of Shelton households according to BroadbandNow, an advocacy group that believes internet access should be available to all. Pricing data shows that monthly rates start at \$29.99 and range to \$99.00. ***Census data (2014-2018) shows that 82% of Shelton households have a broadband internet subscription.*** Given that all households have access **but only 82% of households** subscribe, the issue of affordability has been raised. As more employees work remotely and as online educational opportunities expand, there is increased emphasis on the need to expand affordable, reliable internet access. The challenge for communities is to identify strategies to lower the cost of the readily available internet/broadband services.

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

Considering 100% of Shelton residents have access to multiple wired providers (BroadbandNow) there does appear to be adequate competition for the majority of residents. There is one DSL Providers, 2 Cable Internet providers, 1 Fiber Internet (FTTH) providers, and 1 Fixed Wireless (WISP) providers in Shelton, CT. (GeoISP)

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

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

In 2019, NVCOG received funding from FEMA to conduct a multi-jurisdictional HMP for all 19 NVCOG municipalities. After an 18-month planning process, a regional Multi-jurisdictional Hazard Mitigation Plan and 19 municipal annexes were published, adopted locally, and accepted by FEMA in January of 2022. These plans will be active through January 19, 2027. Municipal Hazard Mitigation Plans (HMPs) identify natural hazards and risks, existing capabilities, and activities that can be undertaken by a community to prevent loss of life and reduce property damage associated with the identified hazards. Public safety and property loss reduction are the driving forces behind these plans, but careful consideration is also to be given to the preservation of history, culture and the natural environment of the region.

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

By evaluating local social vulnerabilities, a community can identify populations that may be more vulnerable to natural hazards and implement actions to better respond to the needs of those populations. The Center for Disease Control and Prevention (CDC) uses 15 factors extracted from census data to calculate a Social Vulnerability Index (SVI) for communities. The SVI factors fall into four categories:

- socioeconomic status
- household composition and disability
- minority status and language
- housing type and transportation

Shelton is considered to have a Low to Medium level of social vulnerability, with higher vulnerability scores for the SVI categories of Socioeconomic Status and Housing Type & Transportation. In other words, a particular challenge in Shelton may include a lack of access to financial resources, the presence of lower quality housing, or lack of access to transportation for evacuation.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Shelton is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) Program. In compliance with HUD regulations, the City of Shelton has prepared this FY 2024-2028 Five-Year Consolidated Plan for the period of July 1, 2024, through June 30, 2025. This consolidated plan is a strategic plan for the implementation of the City's Federal Programs for community development, housing, public facility, and social service activities within the City of Shelton.

The Consolidated Plan goals represent high priority needs identified during the extensive Consolidated Plan consultation and Citizen Participation process.

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

Geographic Area

Table 47 - Geographic Priority Areas

| | | |
|--|---|---------------------------|
| 1 | Area Name: | Shelton Downtown District |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | |
| | 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? | |
| | Are there barriers to improvement in this target area? | |
| 2 | Area Name: | Town Wide |
| | Area Type: | Local Target area |
| | Other Target Area Description: | |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | Comprehensive |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | |
| | 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? | |
| | Are there barriers to improvement in this target area? | |

General Allocation Priorities

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

The Community Development Block Grant (CDBG) program is intended to predominantly serve the needs of areas and/or individuals that are low to moderate income as defined by HUD. The CDBG Eligibility map and corresponding chart of eligible census tracts/block groups identify those areas within the City of Shelton that qualify for CDBG low/mod area investments. Activities such as installation of sidewalks will provide area-wide benefits, while projects serving the Shelton Senior Center and Plumb Memorial Library will support Limited Clientele. The proposed public service activities will provide direct benefits to low-to moderate income individuals.

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

Priority Needs

Table 48 – Priority Needs Summary

| | | |
|----------|----------------------------------|---|
| 1 | Priority Need Name | Housing Strategy |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural 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 | Shelton Downtown District Town Wide |
| | Associated Goals | Housing Program Planning and Administration |
| | Description | Increase opportunity and availability of decent, safe, affordable housing that meets the needs of Shelton residents. |

| | | |
|---|------------------------------------|---|
| | Basis for Relative Priority | This priority level is based on community stakeholder and citizen comments, data analysis as part of this planning process and past program experience. This priority also supports local efforts to improve the condition of the housing stock to ensure the health and safety of residents. |
| 2 | Priority Need Name | Public Services: |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | Town Wide |
| | Associated Goals | Public Services Program Planning and Administration |
| | Description | Provide public services to benefit the health and well-being of low income and vulnerable populations. Provision of programs and services that support persons in need, assist in stabilization, and increase access to education, training and employment. |
| | Basis for Relative Priority | This priority level is based on disability and special needs data as well as consultations with community- based organizations that serve special needs populations. |
| 3 | Priority Need Name | Public Facilities & Non-Housing Needs |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Non-housing Community Development |

| | | |
|---|------------------------------------|---|
| | Geographic Areas Affected | Town Wide |
| | Associated Goals | Public Facilities Program Planning and Administration |
| | Description | Improve public facilities to improve access, increase utilization and expand offerings. |
| | Basis for Relative Priority | This priority level is based on the documented increase in demand /use of public facilities and parks as well as the opportunities created by publicly owned vacant buildings. Input from community-based organization identified their need for facility improvements. |
| 4 | Priority Need Name | Public Improvements & Infrastructure |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Non-housing Community Development |
| | Geographic Areas Affected | Shelton Downtown District |
| | Associated Goals | Public Facilities Program Planning and Administration |
| | Description | Improvement to public infrastructure that improves existing conditions such as sidewalk repairs and ADA curb cuts, that enhance development opportunities such as streetscapes in commercial corridors /nodes, or that increase development opportunities. |
| | Basis for Relative Priority | This priority level is based on resident input as well as the Town’s recognition that infrastructure improvement may be necessary to affect major redevelopment projects. |
| 5 | Priority Need Name | Homeless Strategy |
| | Priority Level | High |

| | |
|------------------------------------|--|
| Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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 | Town Wide |
| Associated Goals | Program Planning and Administration |
| Description | There is an urgent need for housing and operational support to assist individuals and families experiencing homelessness and persons who are at-risk of becoming homeless. |
| Basis for Relative Priority | These priorities were developed using statistical data, special needs specific consultation, and resident input. |

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) | The City of Shelton does not provide Tenant Based Rental Assistance. |
| TBRA for Non-Homeless Special Needs | The City of Shelton does not provide Tenant Based Rental Assistance however the Connecticut Department of Social Services does provide rental assistance. |
| New Unit Production | The City of Shelton has established an Affordable Housing Plan which encourages the establishment of affordable housing units in the City of Shelton. |
| Rehabilitation | The city needs affordable, accessible, decent, safe, and sanitary housing that could be accomplished through rehabilitation. The City of Shelton currently conducts a residential rehabilitation program. Funding levels are low and need to be replenished. Fortunately, the waiting list for applicants seeking residential rehabilitation funds is also low. |
| Acquisition, including preservation | Not applicable currently |

Table 49 – Influence of Market Conditions

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

Introduction

As a HUD Entitlement Community, the City of Shelton will receive its first annual CDBG grant from HUD. The City is not an eligible Entitlement Community for HOME, ESG or HOPWA funding. The City anticipates receipt of CDBG funds in the amount of \$183,000 for this program year. The City projects activities funded within this program year to total \$183,000.

For the purposes of the five-year Consolidated Plan, the Town has assumed that CDBG funds will assume no increases for the duration of the plan. The investment strategies and anticipated outcomes within this plan are predicated upon consistent allocation in federal funding.

To maximize the impact of the CDBG entitlement funds, the Town also expends general government funds, partners with other community funders, and encourages all community-based organizations and project sponsors to strategically leverage additional funds.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 183,000 | 0 | 0 | 183,000 | 732,000 | Expected amount assumes consistent allocation of funds totaling \$183,000 per year. |

Table 50 - Anticipated Resources

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

The City of Shelton has experience leveraging grant funds with multiple local, state, and federal resources. Local resources include municipal funds, grant foundations and private support. Leveraging from State of CT Department include CT DECD, CT DEEP and CT DOT, while federal funding sources include US EPA, and US EDA. Where and when appropriate, the city of Shelton will seek funds from these various resources to support housing, infrastructure, environmental remediation, and economic Development activities.

Shelton will encourage CDBG funding sub-recipients to identify and secure leveraged resources. Resources that directly contribute to the furtherance of Consolidated Plan goals will include both public and private sources. Anticipated private sources are likely to include private foundations, faith-based organizations, and individual donors.

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 of Shelton will attempt to identify opportunities for publicly owned properties to further the community development goals identified within the Consolidated Plan. Opportunities are likely to be limited to properties taken for back taxes. The redevelopment of publicly owned land is not identified in this first year's Annual Action plan.

The Shelton Housing Authority's portfolio with intended improvements to improve accessibility will address the housing needs of seniors and disabled public housing residents.

Discussion

See 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 |
|--|--------------------------|----------------|------------------------|
| City of Shelton | Departments and agencies | Planning | Jurisdiction |
| Shelton Economic Development Corporation | | Planning | Jurisdiction |
| Shelton Housing Authority | PHA | Public Housing | Jurisdiction |
| Connecticut Balance of State CoC | Continuum of care | Homelessness | Region |

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery structure within the City of Shelton has been developed over several years. The City of Shelton, including the Shelton Housing Authority, the Senior Center, Board of Education, and Shelton Youth Service Bureau provide direct services to those in need, including the provision of affordable housing. However, the need is great, and budgets are strained. The implementation of CDBG funding will support the expansion of these necessary programs and activities.

The City of Shelton, in coordination with the Shelton Economic Development Corporation and various city departments, is responsible for administering the policies and activities identified through the Consolidated Plan. The city and its partners (local non-profits and social service providers) coordinate and consult routinely to address its housing and community development priorities.

Social Service organizations such as Spooner House, BHCare, TEAM, Inc., operate critical public service programs and provide direct engagement with the Greater New Haven CAN. These organizations, along with numerous others, are eligible to apply for CDBG funding through the City of Shelton's Entitlement Program. Because there are member representatives from so many key organizations, the group's ability to identify needs, exchange news of events and funding opportunities, share updates from the regional and state level and make connections to assist those in need is valuable.

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

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

Table 52 - Homeless Prevention Services Summary

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

Spooner House offers emergency shelter, case management services, referral services, crisis intervention, a soup kitchen, as well as an Emergency “No Freeze” Shelter program, mandated by the State if the temperature is at or below 32 degrees F, which operates from November to March.

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

Homeless service providers such as the Connecticut Coalition to End Homelessness and Spooner House have encountered instances where the First Responders and the local hospitals have called the 211-intake line for the shelters. However, there are not enough beds to take all individuals, so in keeping with the Connecticut Balance of State's policy, everyone seeking shelter will first encounter diversionary counseling if other services can help.

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

The city will annually perform an analysis to determine the unmet housing, homeless, other special needs, community development, and economic strategies for the community.

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 | Housing | 2024 | 2028 | Affordable Housing Public Housing | Town Wide | Housing Strategy | CDBG: \$20,000 | Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted |
| 2 | Public Services | 2024 | 2028 | Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | Town Wide | Public Services: | CDBG: \$27,450 | Public service activities other than Low/Moderate Income Housing Benefit: 383 Persons Assisted Homeless Person Overnight Shelter: 20 Persons Assisted Homelessness Prevention: 20 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|---|--|--|-------------------|--|
| 3 | Public Facilities | 2024 | 2028 | Public Housing Non-Homeless Special Needs Non-Housing Community Development | Shelton Downtown District Town Wide | Public Facilities & Non-Housing Needs Public Improvements & Infrastructure | CDBG: \$98,950 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted |
| 4 | Program Planning and Administration | 2024 | 2028 | Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | Town Wide | Housing Strategy Public Services: Public Facilities & Non-Housing Needs Public Improvements & Infrastructure Homeless Strategy | CDBG: \$36,600 | |

Table 53 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|--|
| 1 | Goal Name | Housing |
| | Goal Description | Increase availability of decent, safe, affordable housing that meets the needs of the Shelton community. |

| | | |
|---|-------------------------|---|
| 2 | Goal Name | Public Services |
| | Goal Description | Provide public services to benefit the safety, health and well-being of low income, vulnerable population. Further, to provide programs and services that support persons in need, assist in stabilization and increase access to education, training, and employment |
| 3 | Goal Name | Public Facilities |
| | Goal Description | Improve access, utilization and expand offerings at public facilities including but not limited to Shelton Senior Center, Public Library, Housing Authority, other public buildings, streets and parks. |
| 4 | Goal Name | Program Planning and Administration |
| | Goal Description | To provide administrative capacity and planning support to the City of Shelton's CDBG Program. |

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 Shelton Housing Authority, on average, houses approximately 120 people from its various waiting lists on an annual basis. The income levels for the majority of households housed on an annual basis are from the extremely low- and low-income range.

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

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

Not Applicable. The Shelton Housing Authority primarily houses elderly individuals so the need for accessibility improvements is always top of mind. The Shelton Housing Authority continues to make these improvements as opportunity and needs arise.

Activities to Increase Resident Involvements

The Shelton Housing Authority administrative structure includes a tenant commissioner as part of the Shelton Housing Authority Commission.

Maintaining resident participation is challenging, however, when residents are passionate about an issue, they make their opinions and needs known.

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

No

Plan to remove the ‘troubled’ designation

Not Applicable

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

Barriers to Affordable Housing

Barriers to affordable housing can vary widely depending on the region, economic conditions, and governmental policies. Barriers may include:

1. **Land Costs:** High land prices can make it difficult to build affordable housing, especially in urban areas where land is scarce and expensive.
2. **Zoning and Regulations:** Stringent zoning laws and regulations can restrict the construction of affordable housing or increase its costs by requiring expensive design features.
3. **Building Codes and Standards:** Compliance with building codes and standards can increase construction costs, making it harder to build affordable housing.
4. **Limited Financing Options:** Developers may face challenges in securing financing for affordable housing projects, particularly if lenders perceive them as risky investments.
5. **NIMBYism (Not In My Backyard):** Opposition from local residents and communities can impede the development of affordable housing projects due to concerns about property values, traffic, and changes to neighborhood character.
6. **Lack of Government Support:** Insufficient government funding or incentives for affordable housing initiatives can hinder efforts to address housing affordability issues.
7. **Construction Costs:** Rising construction costs, including labor and materials, can make it difficult to build affordable housing units within budget constraints.
8. **Income Inequality:** Stagnant wages and growing income inequality can make housing unaffordable for low- and middle-income individuals and families.
9. **Gentrification and Displacement:** Economic development and gentrification in certain areas can drive up housing costs, leading to the displacement of low-income residents.
10. **Lack of Access to Transportation and Amenities:** Affordable housing may be located far from employment opportunities, public transportation, and essential amenities, increasing transportation costs for residents.

Addressing these barriers often requires a multifaceted approach involving collaboration between government agencies, private developers, nonprofits, and community organizations. This can include implementing zoning reforms, providing financial incentives for affordable housing development, investing in infrastructure and transportation networks, and promoting inclusive community planning processes.

Typically, lack of government support has also been an impediment, however the governmental agency of the City of Shelton has begun working to remedy some of these typical issues. However, the City administration realizes the importance of providing affordable housing options to its residents. Through a careful evaluation of public policies and current economic conditions, the City's Planning and Zoning Commission and the Board of Aldermen have authored and approved the City's first Affordable Housing Plan. Through this plan a series of strategies have been developed to address many of the barriers listed

above. Through the Affordable Housing Plan the City commits to increasing the number of affordable residential units, to support CT Housing Finance Authority (CHFA) & USDA Housing Initiatives, amend zoning regulations to support the expansion of affordable housing, offer greater housing options for seniors, and recommended a series of action plans to further the City's goals to expand affordable housing opportunities.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Shelton, through the 2022-2027 Affordable Housing Plan have identified a series of strategies designed to remove or ameliorate barriers to affordable housing, including:

1. City ownership of deed restricted residential properties to be rented at below market rates. A recommended action for the City to pursue, in conjunction with the State's Commissioner of Housing (per CGS 8-216), is expanding its affordable housing stock by acquiring heavily blighted or foreclosed properties, renovating them, and deed restricting each. Subsidies may be available from the State of Connecticut for the City to be reimbursed for providing an affordable housing rental rate.
2. Expanding the number of Accessory Dwelling Units within the City of Shelton. The recommended action for the City to consider is offering a property owner the ability to have an existing, unapproved unit in a residential zone approved if it meets the City's building code and if it is deed restricted for a minimum of 40 years as affordable.
3. Increasing public awareness of USDA and CHFA mortgages. There are only 118 CHFA mortgages on record currently within the the City of Shelton.
4. Amend zoning regulations to support the following: Increase the number of accessory dwelling units, Increase the number of duplexes, triplexes and quads in R-4 and R-5 Zones, Allow residential uses as an accessory use in Commercial Zones (CA-1, CA-2 and CA-3 Zones), and
5. Offer greater housing variety for seniors.

SP-60 Homelessness Strategy – 91.215(d)

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

The key elements of the Connecticut Balance of State Continuum of Care's (CT BOS CoC) strategy for outreach and assessing the needs of people experiencing homelessness are:

- **Coordinated Entry System:** The CT BOS CoC has established a Coordinated Entry System to provide a standardized process for assessing the needs of people experiencing homelessness and connecting them to appropriate housing and services. This includes using common assessment tools and a centralized referral process.
- **Outreach and Engagement:** The CoC conducts street outreach and engagement efforts to identify and connect with people experiencing unsheltered homelessness, including at transportation hubs and other locations. This involves assessing their needs and barriers to housing.
- **Collaboration with Mainstream Systems:** The CoC works to coordinate with other systems like healthcare, criminal justice, and social services to identify and engage people experiencing homelessness and link them to the homeless response system.
- **Lived Experience Involvement:** The CoC makes efforts to include individuals with lived experience of homelessness in the planning and implementation of outreach and assessment strategies, to better understand and meet their needs.
- **Data-Driven Approach:** The CoC uses data from the Homeless Management Information System (HMIS) to analyze the characteristics and needs of the homeless population and target outreach and assessment efforts accordingly.
- **Training and Technical Assistance:** The CoC provides training and support to outreach workers and service providers to ensure consistent and effective assessment and referral practices across the system.

Overall, the CT BOS CoC's strategy emphasizes a coordinated, collaborative, and data-driven approach to identifying and engaging people experiencing homelessness, assessing their individual needs, and connecting them to appropriate housing and services.

Addressing the emergency and transitional housing needs of homeless persons

The Connecticut Balance of State Continuum of Care (CT BOS CoC) has several key strategies for addressing the emergency shelter and transitional housing needs of people experiencing homelessness:

- **Strengthening the shelter system:** The CoC is working to bolster the capacity and effectiveness of emergency shelters across the state, including by providing training and technical assistance to shelter providers.

- Expanding transitional housing options: While the emphasis is on rapidly moving people into permanent housing, the CoC recognizes the need for some transitional housing, especially for specific populations like youth and survivors of domestic violence. They are exploring ways to increase transitional housing capacity.
- Prioritizing those with the greatest needs: Through the Coordinated Entry System, the CoC prioritizes access to shelter, and housing based on factors like length of time homeless and vulnerability. This ensures those with the most urgent needs get served first.
- Connecting to permanent housing: The CoC works to quickly assess people's needs upon entering shelter and connect them to permanent housing options like rapid rehousing and permanent supportive housing. The goal is to minimize the time spent in emergency shelter or transitional housing.
- Leveraging mainstream resources: The CoC helps shelter residents access mainstream services and benefits like Medicaid, food assistance, job training, and childcare to help stabilize their situation and move towards permanent housing.
- Involving people with lived experience: The CoC includes individuals who have experienced homelessness in the planning and implementation of shelter and transitional housing strategies to ensure their needs are being met.

Overall, the CT BOS CoC aims to make emergency shelter and transitional housing a brief stop on the way to permanent housing by prioritizing those most in need, connecting them to housing resources, and providing support to help them stabilize their situation.

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

The Connecticut Balance of State Continuum of Care (CT BOS CoC) has several key strategies to help homeless individuals and families, including those who are chronically homeless, families with children, veterans, and unaccompanied youth, transition to permanent housing and independent living:

- Coordinated Entry System: The CoC has established a Coordinated Entry System to assess people's needs and vulnerabilities and prioritize them for housing and services based on those factors. This helps ensure those with the greatest needs are served first.
- Rapid Rehousing: The CoC emphasizes rapid rehousing as a key intervention to quickly move people into permanent housing by providing temporary rental assistance and support services. The goal is to minimize the time spent homeless.

- **Permanent Supportive Housing:** For those with disabilities and long histories of homelessness, the CoC works to expand access to permanent supportive housing, which combines affordable housing with intensive case management and support services.
- **Prevention and Diversion:** The CoC focuses on preventing homelessness in the first place by providing things like rental assistance, utility bill payments, and application fee support to keep people stably housed. Diversion strategies are used to help people resolve their housing crisis without entering the shelter system.
- **Aftercare and Follow-up:** Once housed, the CoC provides aftercare and follow-up services to help formerly homeless individuals and families maintain their housing and avoid returning to homelessness. This includes connecting them to mainstream resources and support services.
- **Landlord Engagement:** The CoC works to recruit and retain landlords willing to rent to formerly homeless individuals and families, including by offering incentives and support. This helps expand the pool of affordable housing options.
- **Collaboration with Mainstream Systems:** The CoC coordinates with other systems like healthcare, criminal justice, and social services to identify people at-risk of homelessness and link them to prevention resources. This helps reduce inflows into homelessness.

Overall, the CT BOS CoC's strategy emphasizes a coordinated, housing-focused approach that prioritizes those with the greatest needs, rapidly connects people to permanent housing, provides aftercare support, and collaborates with other systems to prevent and end homelessness.

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

The key elements of the Connecticut Balance of State Continuum of Care's (CT BOS CoC) strategy for helping low-income individuals and families avoid becoming homeless are:

- **Prevention and Diversion:** The CoC focuses on preventing homelessness in the first place by providing things like rental assistance, utility bill payments, and application fee support to keep people stably housed. Diversion strategies are used to help people resolve their housing crisis without entering the shelter system.
- **Coordination with Mainstream Systems:** The CoC coordinates with other systems like healthcare, criminal justice, and social services to identify people at-risk of homelessness and link them to prevention resources. This helps reduce inflows into homelessness, especially for those being discharged from institutions and systems of care.
- **Leveraging Mainstream Programs:** The CoC helps connect people at-risk of homelessness to existing state programs like the Eviction Prevention Fund, food assistance, healthcare coverage, and job training to provide a "ladder" out of poverty and housing instability.

- Collaboration with Service Providers: The CoC works with a range of private and public-sector service providers to deliver a comprehensive array of housing, health, social, employment, and youth services to address the diverse needs of low-income individuals and families.
- Data-Driven Approach: The CoC analyzes data to identify populations at greatest risk of homelessness and target prevention resources accordingly.

Overall, the CT BOS CoC's strategy emphasizes a coordinated, multi-pronged approach to preventing homelessness by addressing the root causes, leveraging mainstream resources, and collaborating across systems and service providers.

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

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

The City of Shelton complies with Federal Lead-Based Paint Regulations (24 CFR Part 35) as part of its residential rehabilitation program, city-owned rental properties, tenant-based rental assistance and senior housing program.

The key requirements for addressing lead-based paint hazards in residential properties under 24 CFR Part 35 are:

Disclosure Requirements

- Sellers and landlords of pre-1978 housing must disclose any known information about lead-based paint and lead-based paint hazards before sale or lease.
- They must also provide the EPA-approved "Protect Your Family From Lead In Your Home" pamphlet.

Inspection and Risk Assessment

- Sellers must provide buyers with a 10-day period to conduct a paint inspection or risk assessment for lead-based paint hazards prior to sale, though buyers can waive this.
- Federal agencies are required to conduct risk assessments and inspections for lead-based paint in target housing prior to sale, lease, or renovation.

Abatement Requirements

- For pre-1960 target housing, federal regulations require abatement of any identified lead-based paint hazards prior to sale or transfer.
- Abatements must be performed by certified lead abatement contractors using approved methods.

Renovation Requirements

- Contractors performing renovation, repair, and painting work that disturbs lead-based paint in pre-1978 housing must be EPA- or state-certified and follow lead-safe work practices.

Ongoing Maintenance and Reevaluation

- Owners must conduct ongoing lead-based paint maintenance, including visual assessments, maintenance, and reevaluations.
- Any encapsulation or enclosure of lead-based paint that fails must be repaired, or the lead-based paint abated.

Compliance and Enforcement

- Federal, state, and local governments can impose administrative orders, civil/criminal penalties, and other sanctions for non-compliance.
- The federal government has waived immunity, allowing it to be subject to the same requirements as non-governmental entities.

In summary, 24 CFR Part 35 establishes comprehensive requirements for disclosure, inspection, abatement, renovation practices, and ongoing maintenance to protect occupants from lead-based paint hazards in federally owned or assisted housing.

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

The City of Shelton is served by the Lower Naugatuck Valley Health Department (LNVHD). The LNVHD provides education within the public schools about the risks associated with lead-based paint and will investigate cases involving elevated blood levels to identify the sources of the lead. The key lead paint services offered by the Naugatuck Valley Health District includes.

6. Lead Hazard Identification and Assessment:

The health district conducts inspections and risk assessments to identify lead-based paint hazards in homes. This includes testing for lead in paint, dust, and soil to determine the extent of the problem.

7. Lead Hazard Remediation Assistance:

The health district provides financial assistance to homeowners and landlords to help them remediate identified lead-based paint hazards. This can include funding for lead abatement, interim control measures, and lead-safe renovation work.

8. Education and Outreach:

The health district educates the community, especially families with young children, about the dangers of lead-based paint and how to protect themselves. This includes providing information on lead-safe work practices and the importance of regular cleaning and maintenance.

9. Referrals and Coordination:

The health district refers residents to other programs and services that can help address lead-based paint hazards, such as low-income housing assistance. They also coordinate with other agencies and organizations to ensure a comprehensive approach to lead poisoning prevention.

10. Screening and Case Management:

The health district provides lead poisoning screening and case management services for children, including follow-up testing and medical case management for those with elevated blood lead levels.

Overall, the Naugatuck Valley Health District offers a range of lead-based paint services, from identification and assessment to remediation assistance and community education, to protect residents, especially vulnerable children, from the dangers of lead exposure.

The City's own housing rehabilitation program follows state and federal lead laws and has provisions within its rehabilitation program to reduce the risk of lead poisoning.

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

The City's Housing Rehabilitation Program's policies and procedures are reviewed and, if necessary, updated each year. These policies and procedures include language related to addressing lead-based paint and complying with both HUD regulations as well as EPA regulations.

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

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

According to the 2022 American Community Survey "Poverty in the Past 12 Months", 5.5% of Shelton residents live in poverty. The largest subsets of the population facing poverty include children between the ages of 5 and 17 (9.2%) and individuals over the age of 60 (7.05%) Poverty by Race is consistent among White is 6.2%, African-American is 6.3% and Hispanic is 6.2%, while 6.5% of women live below the poverty line, compared to 4.5% of men.

Poverty is not always easy to recognize and individuals experiencing poverty tend to do so in privacy due to stigma and embarrassment.

The city supports its local social service agencies who work with these populations daily. Through the provision of programs such as,

- Job training,
- Higher education and certificate programs,
- Early childhood education (HeadStart),
- Homeless prevention services,
- Childcare assistance,
- Elderly Services,
- Meals on Wheels, and
- Energy Assistance.

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

The city supports an anti-poverty strategy by providing access to housing and increasing the supply of decent, safe, sound, and affordable housing. Many would argue that the most successful way to reduce poverty is through job training and job creation activities while providing affordable housing.

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 City of Shelton has designated that the Shelton Economic Development Corporation shall be responsible for administration and oversight of the CDBG program.

For CDBG-funded projects, staff will:

- execute comprehensive agreements with each organization receiving funding.
- conduct periodic monitoring reviews.
- collect and review quarterly reports that contain accomplishment and beneficiary data from all public service providers.
- ensure compliance with CDBG regulations; and
- submit HUD performance reports as required.

Projects including construction, rehabilitation are monitored for compliance with Davis Bacon prevailing wages, Section 3 and participation by women and minority owned businesses.

Per the requirements of 24 CFR Part 91.230, the city, through the SEDC monitors all CDBG subrecipients and City Departments to ensure that all Plan activities are carried out in compliance with program requirements. The city, through the SEDC will evaluate the performance of each sub-grantee to ensure specific milestones outlined in each project proposal are met. Progress towards those goals will be reported on a quarterly and on an annual basis. The Grants Administrator will conduct annual on-site visits to CDBG funded public service agencies to ensure compliance with applicable regulations and to review progress toward goals outlined in their application for funding. The Grants Administrator will work in cooperation with other city staff, counsell, and the Mayor to ensure the success of the program.

Expected Resources

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

Introduction

As a HUD Entitlement Community, the City of Shelton will receive its first annual CDBG grant from HUD. The City anticipates receipt of CDBG funds in the amount of \$183,000 for this program year. The City projects activities funded within this program year to total \$183,000. For the purposes of the five-year Consolidated Plan, the city has assumed that CDBG funds will assume no increases for the duration of the plan. The investment strategies and anticipated outcomes within this plan are predicated upon consistent allocation in federal funding.

To maximize the impact of the CDBG entitlement funds, the Town also expends general government funds, partners with other community funders, and encourages all community-based organizations and project sponsors to strategically leverage additional funds.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 183,000 | 0 | 0 | 183,000 | 732,000 | Expected amount assumes consistent allocation of funds totaling \$183,000 per year. |

Table 54 - Expected Resources – Priority Table

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

The City of Shelton has experience leveraging grant funds with multiple local, state, and federal resources. Local resources include municipal funds, grant foundations and private support. Leveraging from State of CT Department include CT DECD, CT DEEP and CT DOT, while federal funding sources include US EPA, and US EDA. Where and when appropriate, the city of Shelton will seek funds from these various resources to support housing, infrastructure, environmental remediation, and economic Development activities.

Shelton will encourage CDBG funding sub-recipients to identify and secure leveraged resources. Resources that directly contribute to the furtherance of Consolidated Plan goals will include both public and private sources. Anticipated private sources are likely to include private foundations, faith-based organizations, and individual donors.

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 of Shelton will attempt to identify opportunities for publicly owned properties to further the community development goals identified within the Consolidated Plan. Opportunities are likely to be limited to properties taken for back taxes. The redevelopment of publicly owned land is not identified in this first year's Annual Action plan. The city has prioritized removal of slums and blight, establishment of residential rehabilitation program and improvements to public infrastructure as activities within this plan.

The Shelton Housing Authority's portfolio with intended improvements to improve accessibility will address the housing needs of seniors and disabled public housing residents.

Discussion

See above.

Expected Resources

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

Introduction

As a HUD Entitlement Community, the City of Shelton will receive its first annual CDBG grant from HUD. The City is not an eligible Entitlement Community for HOME, ESG or HOPWA funding. The City anticipates receipt of CDBG funds in the amount of \$183,000 for this program year. The City projects activities funded within this program year total \$183,000.

For the purposes of the five-year Consolidated Plan, the Town has assumed that CDBG funds will assume no increases for the duration of the plan. The investment strategies and anticipated outcomes within this plan are predicated upon consistent allocation in federal funding.

To maximize the impact of the CDBG entitlement funds, the Town also expends general government funds, partners with other community funders, and encourages all community-based organizations and project sponsors to strategically leverage additional funds.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 183,000 | 0 | 0 | 183,000 | 732,000 | Expected amount assumes consistent allocation of funds totaling \$183,000 per year. |

Table 1 - Expected Resources – Priority Table

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

The City of Shelton has experience leveraging grant funds with multiple local, state, and federal resources. Local resources include municipal funds, grant foundations and private support. Leveraging

from State of CT Department include CT DECD, CT DEEP and CT DOT, while federal funding sources include US EPA, and US EDA. Where and when appropriate, the city of Shelton will seek funds from these various resources to support housing, infrastructure, environmental remediation, and economic Development activities.

Shelton will encourage CDBG funding sub-recipients to identify and secure leveraged resources. Resources that directly contribute to the furtherance of Consolidated Plan goals will include both public and private sources. Anticipated private sources are likely to include private foundations, faith-based organizations, and individual donors.

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

The City of Shelton will attempt to identify opportunities for publicly owned properties to further the community development goals identified within the Consolidated Plan. Opportunities are likely to be limited to properties taken for back taxes. The redevelopment of publicly owned land is not identified in this first year's Annual Action plan. The City has prioritized removal of slum and blight, establishment of residential rehabilitation program and improvements to public infrastructure as activities within this plan.

The Shelton Housing Authority's portfolio with intended improvements to improve accessibility will address the housing needs of seniors and disabled public housing residents.

Discussion

See 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 | Public Services | 2024 | 2028 | Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | | Public Services: | CDBG: \$27,450 | Public service activities other than Low/Moderate Income Housing Benefit: 383 Persons Assisted |
| 2 | Public Facilities | 2024 | 2028 | Public Housing Non-Homeless Special Needs Non-Housing Community Development | | | CDBG: \$98,950 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 40 Households Assisted |
| 3 | Housing | 2024 | 2028 | Affordable Housing Public Housing | Town Wide | Housing Strategy | CDBG: \$20,000 | Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|-------------------------------------|------------|----------|--|-----------------|-----------------|-------------------|------------------------|
| 4 | Program Planning and Administration | 2024 | 2028 | Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | | | CDBG: \$36,600 | |

Table 2 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Public Services |
| | Goal Description | Provide public services to benefit the safety, health and well being of low income, vulnerable population. Further, to provide programs and services that support persons in need, assist in stabilization and increase access to education, training, and employment |
| 2 | Goal Name | Public Facilities |
| | Goal Description | Improve access, utilization and expand offerings at public facilities including but not limited to Shelton Senior Center, Public Library, Housing Authority, other public buildings, streets and and parks. |
| 3 | Goal Name | Housing |
| | Goal Description | Increase availability of decent, safe, affordable housing that meets the needs of the Shelton community. |

| | | |
|----------|-------------------------|--|
| 4 | Goal Name | Program Planning and Administration |
| | Goal Description | To provide administrative capacity and planning support to the City of Shelton's CDBG Program. |

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects to be carried out in Program Year 1 (July 1, 2024 - June 30, 2025) are listed below.

Projects

| # | Project Name |
|---|--------------|
| | |

Table 3 - Project Information

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

All funding allocations have been made consistent with priority needs in the City of Shelton pursuant to the Consolidated Plan, Citizen Participation Plan, Annual Plan Allocation Process, and the Allocation Contingency Plan. Every effort was made to ensure that the most vulnerable residents of Shelton (youth, elderly, disabled, homeless/at-risk of homelessness, non-English speakers, individuals and families battling substance abuse, individuals/families experiencing domestic abuse) are the beneficiaries of Program Year 1 CDBG funding. Unfortunately, the amount of funds requested for activities significantly exceeds the amount of funds available.

AP-38 Project Summary

Project Summary Information

| Project Name | Target Area | Goals Supported | Needs Addressed | Funding | Description | Target Date | Esti and tha fro act |
|---|-------------|-----------------|-----------------|---------|-------------|-------------|----------------------------------|
| <TYPE=[pivot_table] REPORT_GUID=[54A4ED67473EDAEE248792836A1D83B0]> | | | | | | | |
| | | | | | | | |

AP-50 Geographic Distribution – 91.220(f)

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

The activities proposed for funding in this Annual Action Plan have not been specifically distributed geographically. Projects have been selected primarily based on needs and priorities identified in the 2024-2028 Consolidation Plan.

Geographic Distribution

| Target Area | Percentage of Funds |
|---------------------------|----------------------------|
| Shelton Downtown District | 37 |
| Town Wide | 63 |

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The activities proposed for funding in this Annual Action Plan have not solely been specifically selected geographically. Decisions as to the funding of specific activities have been based upon an evaluation of which ones best meet identified needs and CDBG eligibility requirements and National Objectives.

Discussion

The funding of specific activities is based upon an evaluation of which ones best meet identified needs within the community for LMI persons.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The charts below summarize work to be done by the City of Shelton through the use of CDBG funds.

| One Year Goals for the Number of Households to be Supported | |
|---|----|
| Homeless | 16 |
| Non-Homeless | 0 |
| Special-Needs | 0 |
| Total | 16 |

Table 5 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|----|
| Rental Assistance | 20 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 0 |
| Acquisition of Existing Units | 0 |
| Total | 20 |

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

Table 61 - Through services provided the Spooner House, the City expects 16 homeless households will be supported.

Table 62 - Through services provided the TEAM, Inc., the City expects 20 households will be supported.

AP-60 Public Housing – 91.220(h)

Introduction

The Shelton Housing Authority (SHA) provides affordable housing options for low-income seniors and disabled individuals in Shelton, Connecticut. Some key services and facts about the SHA include:

- The SHA maintains 120 units housing; 80 Units at Sinsabaugh Heights and 40 Units at Helen DeVaux Apartments.
- The SHA works to provide safe, decent, and affordable housing to eligible residents of Shelton.
- The SHA is governed by a Board of Commissioners and employs staff to manage the day-to-day operations of the housing programs.

So in summary, the primary services of the Shelton Housing Authority are to own and operate public housing units, as well as administer the Section 8 voucher program, to provide affordable housing options for low-income individuals and families in the city of Shelton, Connecticut. The SHA works to ensure residents have access to safe, decent, and affordable housing.

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

The Shelton Housing Authority is a partner with the City of Shelton in addressing the housing needs for seniors and disabled persons in Shelton who are very low and extremely low income. The City of Shelton has identified the need for affordable housing that is decent, safe, and sanitary. Through various grant programs, the SHA has made significant property improvements to both of their facilities, including rehabilitation of individual units, improvements to the community facilities.

The SHA is currently evaluating opportunities to provide long term improvements to their facilities which includes installation of back-up electric generators - to provide constant power to the facility in case of power outages and the installation of solar panels which may reduce electric expenses to residents by \$00 or more per year.

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

To encourage involvement of public housing residents, CDBG public notices and the Housing Program Brochure are emailed to SHAP Director and staff to distribute and post notice to solicit tenant participation or comment, market housing ownership, and address socio-economic concerns. The SHA Director states that residents are invited to participate in monthly board meetings and has one resident member on their board of directors who regularly communicates with residents. Dates, times, locations or meeting minutes is public information.

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

provided or other assistance

The SHA is not designated as a troubled agency.

Discussion

See narrative above.

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

Introduction

The City of Shelton intends to allocate CDBG funds in Program Year 1 funds to two organizations (Spooner House and TEAM, Inc.) that provide services to homeless individuals and families or that at-risk of being homeless. Through its public services grants, the city supports the operations of these non-profit organizations whose mission is to provide temporary housing and other related counseling services for the homeless or at-risk populations of Shelton.

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 jurisdiction is served by the State of Connecticut Balance of State Continuum of Care and the Greater New Haven Coordinated Access Network. Key strategies to support the reduction or ending of homelessness includes:

- Connect those experiencing homelessness to appropriate, low-barrier housing and supportive services to promote housing stability.
- The CT BOS Steering Committee manages a year-round planning effort that includes establishing priorities for using HUD funding, setting performance standards, and evaluating projects to end homelessness.
- The state is utilizing funding to provide more opportunities for homeless families to access rapid rehousing and permanent supportive housing.
- Connecticut has effectively ended veteran homelessness and aims to ensure the system to house veterans remains effective.

Addressing the emergency shelter and transitional housing needs of homeless persons

The following organizations specifically address the homeless needs identified in the Consolidate Plan:

- Spooner House – Emergency Shelter Operations
- TEAM, Inc. - Emergency Rental Assistance

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

recently homeless from becoming homeless again

In support of the goal to end chronic homelessness the City intends of working with social service partners like the Spooner House, TEAM Inc. BHCare and the Valley United Way. These organizations all provide supportive services to at-risk individuals and families that are perpetually on the edge of homelessness.

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.

There is a shortage of shelter beds, as the Spooner House is the only shelter service provider in the region. Further, the shortage of affordable housing, is a concern as individuals and families with the lowest incomes are at-risk of homelessness. The City of Shelton through its Affordable Housing set a series of goals and objectives to help alleviate these concerns. It is fair to say that the needs will not be met overnight and through programs like the CDBG Program, the City may begin to make meaningful strides in the right direction.

Discussion

See narratives above.

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

Introduction:

Shelton offers a wide variety of housing to persons of all income levels. Although there are limited public policies that create barriers to affordable housing, every community faces barriers that make securing affordable housing challenging for certain populations.

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

The City of Shelton has several key goals related to expanding affordable housing options:

Proposed Affordable Housing Plan

- The proposed affordable housing plan recommends that developments seeking 6-10 units have 10% of the units be affordable at 80% of the area median income¹.

Ending Multi-Family Housing Moratorium

- With an affordable housing plan now in place, Shelton plans to end its moratorium on multi-family housing development³.

Increasing Affordable Housing Stock

- Governor Lamont and Lt. Governor Bysiewicz support affordable housing projects as a goal is to increase the state's affordable housing supply for families².

Community Engagement and Feedback

- The City Council's strategic goals include ensuring implementation of community engagement plans and engaging local partners in planning efforts to encourage feedback⁴.

Securing Grants for Housing Rehabilitation

- The Shelton Economic Development Corporation applies for state and federal grants to rehabilitate residential structures and assist with citywide revitalization projects⁵.

So, in summary, Shelton aims to expand its affordable housing options by proposing specific requirements for new developments, lifting a moratorium on multi-family housing, working with state leadership to increase the overall housing stock, engaging the community in the planning process, and

securing grants to rehabilitate existing housing units. The goals focus on both new construction and preserving/improving the current affordable housing supply.

Discussion:

Rental vacancy rates in Shelton is exceptionally low, which helps to propel rents higher. The supply of quality affordable housing clearly does not meet the demand. The City, through its affordable housing plan, is identifying opportunities to establish affordable housing for those in need as well as maintain and improve the affordable housing stock to increase opportunities for low and moderate-income households.

AP-85 Other Actions – 91.220(k)

Introduction:

The Strategic Plan addresses the issue of meeting underserved needs through a variety of initiatives. Several of these initiatives are proposed for funding in this Annual Plan. As has been the situation in the past and most likely in the future, the primary obstacle to these actions is a lack of funding.

Actions planned to address obstacles to meeting underserved needs

The allocation of funding in Program Year 1 is aimed to support Shelton's special needs populations, including seniors, at-risk youth, domestic abuse survivors and handicapped individuals. Projects which will provide a suitable living environment by making services accessible. Examples include:

- At Risk / Grief Counseling
- After School Program
- Homeless Services
- Rape Crisis Center 24/7 Hotline Service (Case Management)
- Domestic Abuse Services

Funding has also been provided to support the City's Sidewalk Repair Program. This project will remove deteriorated sidewalks and provide a safer walking environment for the residents of the downtown neighborhoods in the qualifying census tracts in Shelton.

Actions planned to foster and maintain affordable housing

Funding constraints, even with the CDBG Program remains, makes it nearly impossible to make large improvements in the maintenance and creation of affordable housing in the City of Shelton. In Year 1 of the City's CDBG Program only 15% of all funds are targeted to creating or maintaining affordable housing. As the City becomes more familiar with the program and has time to develop further plans, we anticipate allocating more funding toward to expanded affordable housing programs, which may include residential rehabilitation programs and expanding rental assistance or downpayment assistance programs to encourage homeownership.

Even with these funding constraints, City leadership has begun to look at the need for affordable housing in earnest. The City of Shelton 2023-2027 Affordable Housing Plan is a prime example of the new push to support housing affordability.

Actions planned to reduce lead-based paint hazards

The City of Shelton has outlined several actionable plans to reduce lead paint hazards, through its

relationship with the Lower Naugatuck Valley Health Department

1. **Lead Hazard Identification and Assessment:**
2. The health district conducts inspections and risk assessments to identify lead-based paint hazards in homes. This includes testing for lead in paint, dust, and soil to determine the extent of the problem.
3. **Lead Hazard Remediation Assistance:**
4. The health district provides financial assistance to homeowners and landlords to help them remediate identified lead-based paint hazards. This can include funding for lead abatement, interim control measures, and lead-safe renovation work.
5. **Education and Outreach:**
6. The health district educates the community, especially families with young children, about the dangers of lead-based paint and how to protect themselves. This includes providing information on lead-safe work practices and the importance of regular cleaning and maintenance.
7. **Referrals and Coordination:**
8. The health district refers residents to other programs and services that can help address lead-based paint hazards, such as low-income housing assistance. They also coordinate with other agencies and organizations to ensure a comprehensive approach to lead poisoning prevention.
9. **Screening and Case Management:**
10. The health district provides lead poisoning screening and case management services for children, including follow-up testing and medical case management for those with elevated blood lead levels.

Overall, the Naugatuck Valley Health District offers a range of lead-based paint services, from identification and assessment to remediation assistance and community education, in order to protect residents, especially vulnerable children, from the dangers of lead exposure.

The City's own housing rehabilitation program is in compliance with state and federal lead laws and has provisions within its rehabilitation program to reduce the risk of lead poisoning.

Actions planned to reduce the number of poverty-level families

The City will continue to pursue an improvement in the local economy and increase income-producing employment opportunities. This will include brownfields remediation, expansion of parks and recreational opportunities, sidewalk repairs and installation, as well as housing rehabilitation programming.

Actions planned to develop institutional structure

The Shelton Economic Development Corporation (SEDC), administers the CDBG Program on behalf of the City of Shelton. As the City becomes acquainted with this program it will realize the full range of

activities available through program.

The Mayor's Office meets regularly with city department heads to discuss efforts and projects that support growth and development. As we progress, the SEDC will fully engage these city departments and agencies to develop a full array projects designed to support the LMI population.

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

The City will continue to engage public housing advocates, private developers and social service agencies as it moves forward with the CDBG Program.

Discussion:

N/A

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

| | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 80.00% |

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).

- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.

- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. **Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. **Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project

completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The

guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

<TYPE=[section 9 end]>

Discussion: