

**City of New Haven PRO Housing Initiative
9/27/2024**

Table of Contents

Exhibit A.	Executive Summary	p. 2
Exhibit B.	Threshold Eligibility Requirements	p. 4
Exhibit C.	Need	p. 6
Exhibit D.	Approach	p. 20
Exhibit E.	Capacity	p. 29
Exhibit F.	Leverage	p. 33
Exhibit G.	Long Term Impact	p. 33

The City of New Haven is preparing a proposal for the HUD PRO Housing NOFO. The application is available for public comment per the NOFO 5. (a) (iii) Public participation waiver and alternative requirement. A copy of this draft application is on file at New Haven City Plan Department, 165 Church St, New Haven (5th floor) and may be examined or copied weekdays 9 A.M to 4 P.M or available on the City's website PUBLIC COMMENTS Any individual, group, or agency may submit written comments directed toward Laura Brown New Haven City Plan Department; lebrown@newhavenct.gov (203) 946-6380 New Haven City Plan Department, 165 Church St, New Haven, CT 06510. All comments received by 9 am October 14, 2024 will be considered by the City of New Haven prior to submission of this application.

Exhibit A. Executive Summary

The City of New Haven (the “City”) is requesting \$7,000,000 in PRO Housing funding from the U.S. Department of Housing and Urban Development (HUD) to tackle its protracted housing challenges. This proposal addresses systemic barriers that have led to historic underproduction of housing in New Haven, resulting in widespread cost burdens, housing insecurity, and homelessness. For decades, the City's low-income and minority communities have been disproportionately impacted by urban renewal efforts, such as the construction of highways that displaced thousands of residents. The decline of Connecticut's manufacturing sector in the 1980s and the 2008 housing crisis further exacerbated these challenges, causing mass foreclosures and evictions. Today, more than half of the City’s population is housing cost-burdened, with 85% of households earning under \$20,000 a year struggling to afford rent. This ongoing affordability crisis further threatens to displace the City's most vulnerable residents and undermine its long-term diversity and vibrancy.

In response to these challenges, the City has made substantial investment in emergency housing and affordable housing development. It has also implemented new housing types and introduced zoning amendments including the Inclusionary Zoning Ordinance (2022) and Accessory Dwelling Units Ordinance (2021) aimed at reducing policy barriers to housing creation. In 2022 the City also launched the I’M HOME Investment Initiative (“I’M HOME”), a program designed to facilitate and promote neighborhood investment and development, while simultaneously preventing displacement. The initiative underscores the belief that everyone deserves a home that they can afford, a safe, stable place they can call their own, where they can take risks, explore opportunities, and never lose hope. Despite these efforts, funding has limited the City's ability to scale its initiatives in proportion to the need of the housing crisis.

New Haven’s growing economy, coupled with the impacts of the COVID-19 pandemic, calls for urgent and innovative solutions to address the lack of housing supply. The City’s vision has three parts: remove systemic policy and process barriers within the City’s control, remove funding barriers on pipeline projects that will create new housing, and remove cost barriers for low-income households seeking quality, healthy and safe housing. The project includes the following tasks:

Task A: Reduce policy and process barriers through a reimagining of New Haven’s zoning ordinance, neighborhood-level planning, and streamlining the permitting process (\$2M).

Task B: Reduce funding barriers on creation of new affordable housing units, including rentals and owner-occupied homes (\$4M).

Task C: Reduce cost barriers for low to moderate income households seeking a choice for quality, healthy and safe rental housing (\$1M).

This PRO Housing Project will be an ongoing collaboration amongst a diverse group of partners, including non-profit and for-profit affordable housing developers, the State of Connecticut Department of Housing and/or Department of Economic and Community Development, the Connecticut Housing Finance Authority, the City of New Haven City Plan and Economic

Development Housing Administration and Development, private lenders, as well as, Legislative Alderpersons representing community members. New Haven has a long-standing history of working with these community housing partners, building relationships over 20 years to further affordable housing and eliminate barriers. PRO Housing funding will strengthen this mission and address the growing need to alleviate the undersupply of housing.

The total project cost is \$15 million. The City is requesting \$7 million from HUD, of which \$2 million is designated for reducing policy and process barriers, \$4 million for addressing funding gaps in housing creation, and \$1 million to help low-income households secure and maintain permanent housing. The remaining \$8 million will be provided by the City of New Haven in the form of bond funds.

As a Participating Jurisdiction (PJ) since 1973, the City of New Haven has consistently invested in providing rental and homeownership opportunities for low- to moderate-income residents. The City deeply appreciates HUD's ongoing support and commitment to providing funding to Participating Jurisdictions, ensuring that individuals and families at risk of being priced out of the housing market can remain in stable, affordable homes. We look forward to HUD's continued support and consideration of this request for PRO Housing grant funding.

Exhibit B. Threshold Eligibility, and Program Requirements

Resolution of Civil Rights Matters

The City of New Haven does not have any pending charges from HUD, nor is the City a defendant in any case concerning a violation of the Fair Housing Act.

Timely Submission of Applications

This application will be submitted by the application deadline.

Eligible Applicant

The City of New Haven is a municipal local government organized under the State of Connecticut (02).

Number of Applications

This is the only application that the City of New Haven will submit.

Universal Identifier and System for Award Management (SAM.gov) Requirements

The City of New Haven has an active registration in SAM.gov, and the initial registration date is Oct 9, 2002. The City of New Haven UEI is K8WBCLJ9DVD8.

Outstanding Delinquent Federal Debts

N/A. The City of New Haven does not any have outstanding delinquent federal debt as of October 15, 2024.

Debarments or Suspensions

N/A, the City of New Haven does not have any debarments or suspensions as of October 15, 2024.

Mandatory Disclosure Requirement

To be included as a separate document in this submission.

Pre-selection Review of Performance

The City of New Haven does not have delinquent federal debt of the type described in 31 U.S.C. 3720.

Sufficiency of Financial Management System

The City of New Haven has been a Community Development Block Grant Program (CDBG) Entitlement since 1973. The most recent HUD On-site Monitoring of the CDBG Program, conducted June 5, 2023 to June 9, 2023, had no findings or concerns related to the sufficiency of financial management systems at the City of New Haven.

False Statements

To be included as a separate document in this submission.

Prohibition Against Lobbying Activities

To be included as a separate document in this submission.

Limited English Proficiency

The City of New Haven will provide services to ensure that LEP individuals have access to the programs described herein in accordance with the Final Guidance to Federal Financial Assistance Recipients, Title VI, Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, published Jan 22, 2007.

Physical Accessibility

All in-person meetings will be held in facilities that are ADA accessible.

Environmental Review

The City of New Haven will comply with environmental justice requirements as set forth in HUD's regulations at 24 CFR parts 50 and 58, which implement the policies of the National Environmental Policy Act (NEPA). The City is a responsible entity and will perform its own environmental review.

Exhibit C. Need

Demonstrate your progress and commitment to overcoming local barriers to facilitate the increase of affordable housing production and preservation, primarily by having enacted improved laws and regulations.

Affordable Housing Commission

New Haven's Board of Alders created an Affordable Housing Task Force in 2018 to explore ways to increase the availability of deeply affordable housing units. This team held several public meetings over the span of six months and produced a report containing forty-four recommendations for local policymakers. One of the Task Force's recommendations was to create a permanent Affordable Housing Commission, which was created in 2019. The Affordable Housing Commission is responsible for submitting a yearly report to the Mayor and Board of Alders about the state of affordable housing in New Haven, including policy recommendations. The Affordable Housing Commission continues to meet on advancing policies and assisting with removing barriers in the creation and preservation of affordable housing.

Inclusionary Zoning

Inclusionary Zoning includes policies and practices that mandate or provide incentives for inclusion of affordable housing units in new developments. The New Haven Board of Alders voted to approve an Inclusionary Zoning (IZ) Ordinance on January 18, 2021 with an effective date of February 18, 2022. Technical amendments to the ordinance were passed on May 3, 2022. The goal of New Haven's IZ Ordinance is to encourage mixed-income neighborhoods and increase the supply and availability of affordable housing. Inclusionary Zoning supports New Haven's housing needs through the creation and preservation of affordable housing units that would not otherwise be built by market forces alone.

The Ordinance applies city-wide but is structured around "Core" or "Strong" Market Areas, shown below. In the Core Market Areas, 10% of units must be IZ Affordable Units. An IZ Affordable Unit is one whose rent does not exceed 30% of the monthly income of a household earning 50% AMI. In addition, 5% of units in the Core Market Area must be set aside for households with Housing Choice (Section 8) vouchers. In Strong Market areas projects must include 5% IZ Affordable Units. Outside of the Core and Strong Markets, projects with 75 or more units must set aside not less than 5% of the total number of dwelling units as IZ Affordable Units. The Ordinance is triggered if:

- There is new construction, or any rehabilitation, conversion, or renovation of existing buildings valued greater than fifty percent (50%) of the existing assessed value of the property.
- If a development includes a residential component proposing ten (10) or more dwelling units within the Core or Strong Market Area.
- If a development proposes seventy-five (75) dwelling units or more outside of the IZ Market Areas.

- If the developer voluntarily opts-in to the Ordinance. Incentives to opt-in to the ordinance include waived parking minimums, a density bonus, a floor-area ratio (FAR) bonus, and a tax deferral.

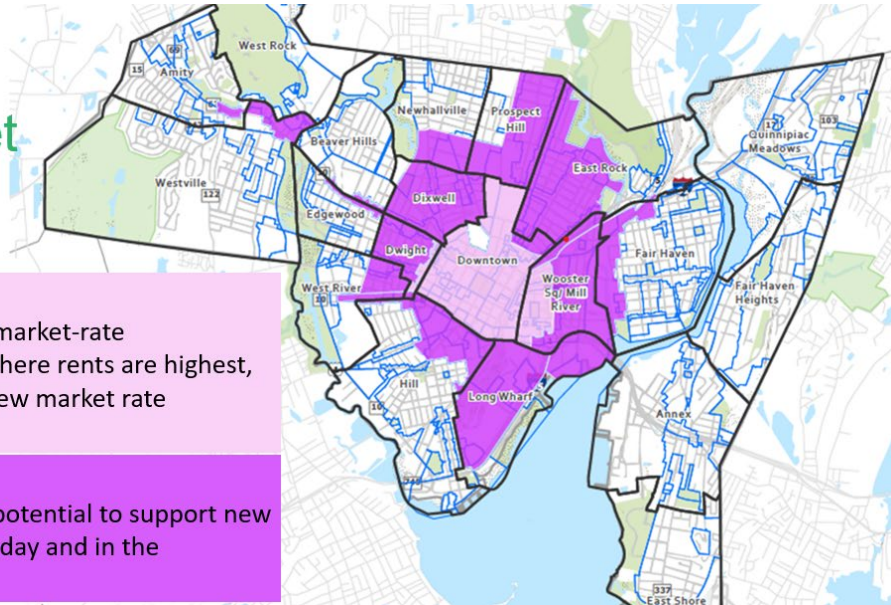
Inclusionary Zoning Market Areas

Core Market Area

Where the majority of new market-rate development is occurring, where rents are highest, and where the majority of new market rate development is anticipated.

Strong Market Areas

Represents areas that have potential to support new market-rate development today and in the immediate future.



Since February 2022, close to fifty IZ Affordable units have received site plan approval from the City Plan Commission, a variance or special exception from the Board of Zoning appeals for an aspect of the project, or a Building Permit. These units were part of large-scale developments that were required to comply and small opt-in projects, often in buildings with four or fewer units.

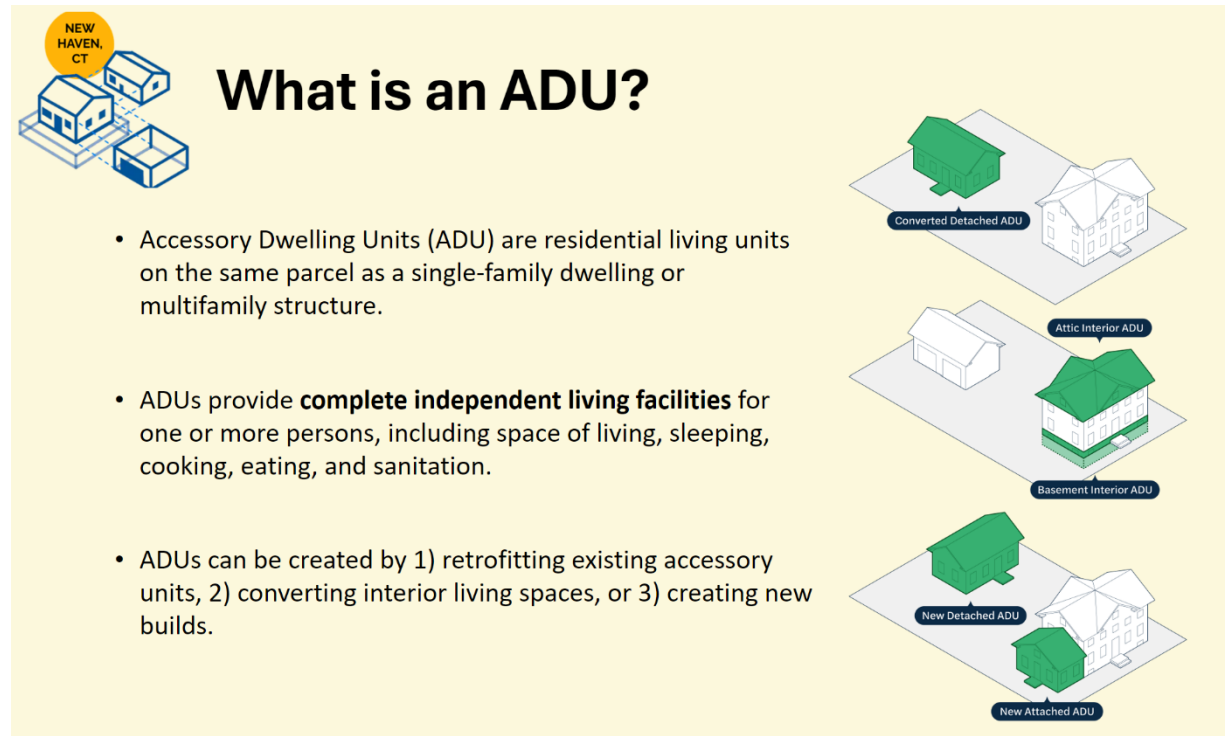
Accessory Dwelling Unit Amendment

The creation of Accessible Dwelling Units (ADU) is a proven, effective tool for adding density to single-family residential areas without changing the character of the neighborhood. ADUs provide opportunities for elderly homeowners to stay in their homes with an additional income stream and open more affordable opportunities for small households or single people. Cities such as Minneapolis, Portland, Los Angeles, and San Francisco have demonstrated that ADU's can play an important role in housing development, particularly with reduced permitting processes and fees. As an example, Portland, Oregon has permitted ADU's since the early 1980's but removed regulatory burdens (such as an owner occupancy requirement) in 2010. Since then, ADU's have represented over 15% of all housing units developed, including 988 units in 2022 alone.¹

¹ Sheild & Luberoff (2023). Accessory Dwelling Units Lessons for Massachusetts from Around the Country. Joint Center for Housing Studies, Harvard University. Retrieved from <https://www.jchs.harvard.edu/research-areas/working-papers/accessory-dwelling-units-lessons-massachusetts-around-country>

New Haven's current Accessory Dwelling Unit (ADU) ordinance was adopted in 2021 and was envisioned as the first phase of three toward more comprehensively reducing barriers to ADU creation. The existing adopted ordinance includes the following provisions:

- Restricting as-of-right ADUs to those in which either the ADU or the principal structure is occupied by the property owner
- Restricting ADUs to the envelope of existing buildings
- Restricting ADUs to parcels within the RS-1, RS-2, RM-1, and RM-2 zones consisting of no less than 4,000sf of lot area, with no required off-street parking.



NEW HAVEN, CT

What is an ADU?

- Accessory Dwelling Units (ADU) are residential living units on the same parcel as a single-family dwelling or multifamily structure.
- ADUs provide **complete independent living facilities** for one or more persons, including space of living, sleeping, cooking, eating, and sanitation.
- ADUs can be created by 1) retrofitting existing accessory units, 2) converting interior living spaces, or 3) creating new builds.

The infographic includes five diagrams illustrating ADU types: 1) 'Converted Detached ADU' showing a green detached building next to a white house; 2) 'Attic Interior ADU' showing a green roof section on top of a white house; 3) 'Basement Interior ADU' showing a green basement section below a white house; 4) 'New Detached ADU' showing a new green detached building; 5) 'New Attached ADU' showing a new green building attached to the side of a white house.

The City Plan office documented the creation of 11 ADUs permitted since the passage of the ADU Ordinance, but all have required additional relief before the Board of Zoning Appeals. Applying for zoning relief takes time (2-3 months) and creates financial constraints for homeowners who wish to create ADUs. In some cases, these regulatory costs may be passed along to tenants.

City Plan has proposed an amendment to the ordinance to enact the envisioned phases two and three that would remove the owner-occupancy requirement, allow detached ADUs, and allow attached ADUs outside of the building envelope of existing structures. The proposal includes the elimination of the minimum lot size requirement for ADUs and the alignment of ADU setbacks with those of “accessory structures” which is 5’ from the property line. The proposed amendment will reduce the need for zoning relief for currently non-conforming lots by eliminating the minimum lot size requirement for ADUs. This alone would allow an additional 4,258 parcels under 4,000 square feet in RM and RS zones to become eligible for an ADU (18% of 23,370 parcels) provided all other dimensional requirements are met. City staff also worked

closely with the City’s Building Department and the Department of Disability Services to incorporate a section of the ordinance requiring ADA Type B accessibility compliancy for ADUs. Staff determined that costs associated with this will not create additional financial burdens and will result in these units being more accessible residents with disabilities.

The proposed amendment is currently being considered by New Haven’s Board of Alders, whose approval is required for the ordinance to be enacted.

Land Bank

The newly-formed New Haven Land Bank, Inc. is a “land bank authority” as defined by the State of Connecticut Public Act No. 19-175. The purpose of the Land Bank is to purchase dilapidated buildings, fund their redevelopment into housing, and then transfer the properties to either the Housing Authority of New Haven or to local housing nonprofits (such as Neighborhood Housing Services or Greater Dwight Development Corporation) to manage the units.

Regional Advocacy Work and Partnerships

New Haven is part of a regional housing market. However, many neighboring suburbs have land use and housing policies that restrict creation of affordable housing. As a result, areas of high poverty are concentrated in a few areas in New Haven. The City of New Haven, the New Haven Affordable Housing Commission, and other housing advocates are working toward state-level legislation to increase the availability of affordable housing throughout the region. This has included participation in efforts such as the NYU Furman Center Housing Solutions Laboratory (2022), participating in a monthly Housing Working Group through the South Central Regional Council of Governments (ongoing) and hosting a statewide Housing Forum for planning commissioners sponsored by the Connecticut Chapter of the American Planning Association (2024).

Other recent actions taken to overcome barriers to facilitate the increase of affordable housing production and preservation

Property Management Activity/Program

The City of New Haven, Livable City Initiative maintains residential properties acquired with CDBG funding or by tax foreclosure being held for community development activities or Consolidated Plan related disposition. This program fills a critical gap in preserving the quality and habitability of existing affordable housing. Between July 1, 2022 - June 30, 2023, the City maintained 155 properties through this program.

Acquisition Activity/Program

Utilizing HOME, CDBG funding and other local sources, the City provides funding to non-profit housing development agencies to support the creation of affordable housing opportunities. Habitat for Humanity, Neighborhood Housing Services and Beulah Land Development have received CDBG/HOME or local funding to support acquisition of properties that are vacant and blighted to preserve the stability of the neighborhood. The properties are subsequently renovated

into low- and moderate-income homeownership opportunities. As part of the City’s acquisition activity, it provides a Downpayment and Closing Cost Assistance Program (DAP) to assist low-moderate income households homebuyers to alleviate the cost burden by reducing the amount of a mortgage that the homebuyer may carry.

- **Downpayment/ Closing Cost Assistance Program (DAP)**

Downpayment and closing costs are a significant barrier to homeownership for low-moderate income families. The City of New Haven has provided financial assistance since 1996 for first-time homebuyers for down payment and closing costs with the expectation of removing such barriers. The amount of assistance is up to \$20,000** which assistance cannot exceed twenty percent (20%) of the purchase price of a single family (1-4) housing unit. The City will provide a zero (0%) interest forgivable loan that is forgiven at the rate of 20% per year, as of each anniversary of the loan’s execution date. At the end of the five-year loan period the loan is fully forgiven. The applicant may sell or transfer the property at any time during the monitoring period; provided the balance of the loan is repaid to the City of New Haven or the property is sold /transferred to an individual who is willing to assume the balance and the terms and conditions of the loan. The deferred loan can be used for: down payment, closing cost or the combination of both down payment and closing cost.

**** If the homebuyer is:**

- Meets the 300% Federal Poverty Guidance (FPG) the homebuyer will be provided an **additional \$30,000** toward down-payment assistance
- Municipal Employee for the City of New Haven, Teachers, Firefighter, Military or Police Officer, a buyer of a City of New Haven owner/developed property the homebuyer shall be provided an **additional \$2,500** toward down-payment assistance.

High interest rates, insurance costs, taxes and sale prices are creating larger barriers for low-moderate income homebuyers. If low-moderate income homebuyers to afford a home the cost of the house along with the cost to purchase the home, utilities and other carrying costs must be reduced.

Public Improvements/Facility Improvements Activity

The City of New Haven through CDBG and local funding provides facility improvements to service providers. In the 2023-2024 program year, the City assisted seventeen (17) facilities with permanent improvement from roof, HVAC, access upgrades and other permanent improvements to ensure accessibility and access for the community.

Rehabilitation Development Activity

The activity provides the leverage for the City’s mission to stabilize our neighborhoods. The activity allows for minor and gut rehabilitation through the City of New Haven’s Gap Financing

Program Energy Efficiency Rehabilitation Assistance Program and the Emergency Elderly Repair Program. This activity is a collaboration with local nonprofits, in the past year funding assisted hundred-three (103) rental units and twenty (25) homeowner units.

- **Emergency Elderly and Disabled Program**

This program supports a vulnerable population by providing a zero (0%) interest loan of up to \$20,000 to elderly and/or disabled homeowners. The loan is forgiven at the rate of 20% per year over 5 years. The homeowner's household income may not exceed 120% of the area's median family income, adjusted for family size depending on funding source. The loan can only be used for EMERGENCY improvements and/or ADA permanent modifications such as: roof replacement, electrical repairs, plumbing repairs and furnace/heating issues, permanent egress ramp, bathroom modifications and doorways. The loan is forgiven at the rate of 20% per year over 5 years. The program has been running since 1996 and in the last three (3) years has provided eleven (11) elderly and/or disabled homeowners assistance impacting 15 persons in an amount of \$151,897.

- **Energy Efficiency Rehabilitation Assistance Program**

The program has been in existence since 2009 and has become more important each year as energy costs have exploded to the point of unaffordability for all incomes. Financial assistance for costs related to housing energy efficiency and rehabilitation for the purpose of providing safe, decent and energy efficient living conditions extremely important to the reduce barriers of affordability. The program provides up to a maximum allowance of \$40,000.00 as a deferred loan with a term of 10 years if in the first 5 years the property is sold, transferred, or refinanced 100% of the allowance is due and payable. On the 6th anniversary date of the loan and each anniversary thereafter 20% of the allowance will be forgiven until the term expiration, however, if the Owner sells, transfers title or refinances the balance at that time of the allowance is due and payable. In the past three (3) years the program serviced 42 homeowners and impacted 70 persons in an amount of \$855,002 in federal funding.

Lead-based Paint Abatement

83% of New Haven's affordable housing was built before lead paint was banned in 1978, making lead testing and abatement a critical part of ensuring that low-income residents have access to safe housing. The City of New Haven leverages this CDBG funding with its Housing Rehabilitation activity to ensure regulatory compliance with federal funding. In the 2022-2023 program year, the City increased outreach, education, and testing to identify home lead exposures. In the same year, the City funded abatement at 8 housing units.

Code Enforcement Activity

Beyond lead exposure, the age of New Haven's housing stock poses an array of challenges for ensuring that the available affordable housing is safe. The Livable City Initiative (LCI) department, which is dedicated to enforcing the housing code and anti-bligh ordinances to keep units and neighborhoods safe. The team of code inspectors take on these challenges of inspecting

properties throughout the city and working with owners to get housing up to code. The department collaborates with the Economic Development Housing Administration and Development to ensure all units that are funded with public funding (state, local and federal) are in compliance with the Housing Code. This department performed 7,476 inspections during the 2023-2024 program years, and the department was recently reorganized to increase their focus on housing quality. The department is reviewing ordinances and statutes to empower LCI inspectors and landlords to remedy any violations quicker. In addition, the City is in the process of creating incentives for landlords to remedy violations quickly. The proposed changes include increasing fees for violations from \$250 per violation to \$2,000 per day, and empowering LCI inspectors to levy fees instead of sending violations to court for processing.

Residential Rental Business License Program

The Residential Rental Business License Program is a voluntary opportunity for landlords to register their rental units with the City. Properties enrolled in the program are inspected annually, assuring residents that the properties meet code requirements.

I'M HOME Initiative Security Deposit & Utility Arrearage Assistance

One-time assistance to individuals and families in need of security deposit assistance to move to permanent sustainable apartment housing and/or utility arrearage assistance to enable them to remain in a healthy safe environment. Prioritize individuals and families with the largest need and who can sustainably remain in permanent housing. The Assistance is up to amount of Security Deposit Assistance \$5,000.00 and up to amount of Utility Arrearage Assistance: Up to \$2,500.00 allows low-moderate income tenants assistance in raising utility costs and housing costs.

Below Market Registry

Below Market Rate Registry Aka Affordable Unit Look Up is a tool or resource that displays a dataset of housing units that are restricted for several years as affordable based on income. In accordance with federal regulatory requirements and all City investment either by tax, funding, land, or other restrictions are set at onset of development or transfer. Annual compliance is required on all affordable restricted units regardless of type of assistance compliance is handled via most restrictive process. Since its inception and launch in 2022 the Affordable Unit Look Up contains approximately 5,000 affordable unit dataset throughout New Haven.

Housing Opportunities for Persons with AIDS (HOPWA)

In the 2022-2023 program year, HOPWA provided rental assistance for 117 individuals, rental assistance for 27 families, and permanent housing for 4 families.

Emergency Solutions Grant (ESG)

As discussed in the following section, there is currently a significant need for emergency housing in New Haven. The City is working to address this need through a combination of City-led efforts and support to local nonprofits. A brief overview of the accomplishments in the 2022-

2023 program year follows.

- The Columbus House re-housing program helped 28 clients locate housing, with funding assistance for security deposit and rent as needed.
- The Columbus House Eviction Prevention program helped 52 clients stay in their homes.
- The Liberty Community Services Prevention Program kept 49 households in their homes.
- The Liberty Community Services Outreach Program got 6 people into stable housing, helped 2 people increase their income, and got many people into emergency shelters.
- The New Reach Re-Housing Program got 19 households into stable housing.

Non-Congregate Shelter

Recognizing that the traditional shelter model has limitations, the City of New Haven opened its first non-congregate shelter to provide transitional housing at the end of 2022. The City purchased and renovated a fifty-five-room hotel for this purpose, with local nonprofit Continuum of Care contracted to oversee operations. Unlike most shelters, residents have access to a private room, where they can securely store their possessions. This model also allows families to stay together. The facility has case managers, a therapist, and housing coordinators on site to support residents in finding permanent housing.

Do you have acute need for affordable housing? What are your remaining affordable housing needs and how do you know?

Housing Cost Burden

The ALICE Report for Connecticut that was presented during the pandemic but looked at the 2018 economic conditions of the State by showing how many households were struggling then. Fast forward to today when housing costs, food costs and car insurance have risen between 30%-40% overall. Then in February 2021 Housing Connecticut's Future by Urban Institute released its research regarding the state of housing in metropolitan areas and the growing need for affordable housing by producing, preserving, investing, and protecting.

In 2021 New Haven's Equity Profile was released by Datahaven more than 25,000 of New Haven's households, which is more than half of the city by population, are housing cost-burdened (spending more than 30% of their income on housing). All socioeconomic levels have some cost burden, but it is the lowest levels that have the highest burden. Of New Haven households that make less than \$20,000 a year, more than 85% are housing cost burdened. Of New Haven households that make \$50,000-\$75,000 per year, 39% are cost burdened. Because income is unevenly distributed throughout New Haven's neighborhoods, historically under-resourced neighborhoods are most cost burdened.

Paying the required security deposit upon move-in is a particular challenge for housing cost burdened renters. Consider that a typical security deposit is equal to one month's rent. For households that are paying 30% or more of their monthly income on rent, paying a security deposit and first month's rent together is equal to 60% or more of their income for that month.

Unless they have money saved, this is almost impossible. For many, this is the barrier that prevents them from having a home.

Demand for Emergency Housing

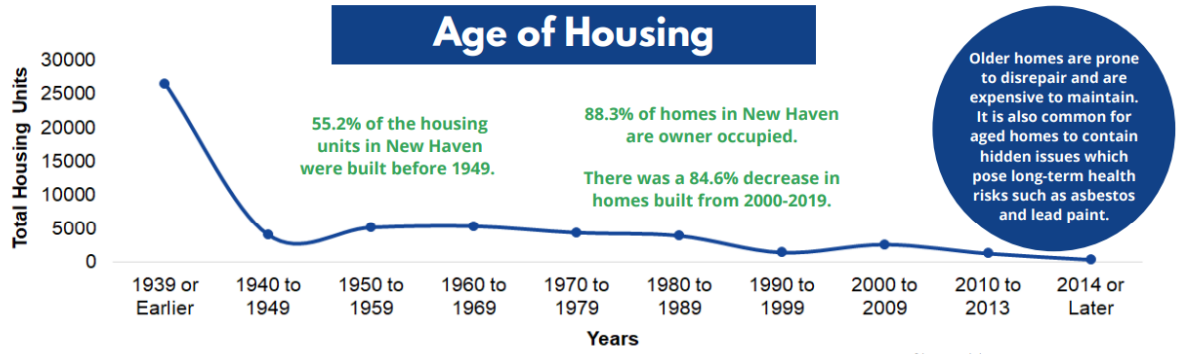
Housing cost-burden is a primary driver of homelessness but does not capture the unmet need for housing among the unhoused. While it is difficult to quantify the scale of homelessness, calls to 211 for housing emergencies indicate that the need for homeless support jumped at the beginning of the pandemic and has not gone down. Homelessness across Connecticut is also at historic levels. The annual Point in Time (PIT) Count demonstrate a continued rise in homelessness since 2021 with over 3,410 people experiencing homelessness on a single night in January, a yearly increase of 13%.

Affordable Housing Not Keeping Pace with Growth

Creation of new housing in New Haven has not kept up with the increase in demand. First, the increase in demand in New Haven's housing market originated in a growing economy. From 2010 to 2020, New Haven's Metropolitan Statistical Area (MSA) added nearly 34,000 jobs but only added 11,000 homes. In addition, vacancy rates dropped significantly at the beginning of the pandemic and have not gone back up, resulting in higher rents. The number of people per household dropped in the pandemic, and the number of households increased as result. In other words, many people moved out of shared living situations into individual ones. Because this trend has not reversed, it is not expected that those households will go back to shared living situations.

Aging and Deteriorating Housing Stock

New Haven's Housing stock is aging and deteriorating. 83% of New Haven's affordable housing was built before lead paint was banned in 1978 and 55.2% of housing units were built before 1949. These homes are more likely to contain health hazards such as lead and asbestos and may be poorly insulated or inefficient. Remediating these issues and maintaining older homes can be expensive and these costs may be passed on to renters. Housing quality problems are an ongoing issue for the City's inspectors. Over the last 10 years 38% of units have failed to meet initial inspection when attempting to lease to a tenant with a housing voucher.



Source: U.S. Census Bureau; American Community Survey, 2019 American Community Survey 5-year Estimates Data Profiles, Table DP04; <https://data.census.gov/cedsci/>; 20 July 2021.

Gap Analysis

As a whole, New Haven's housing market is short 19,275 rental units and 9,105 owner-occupied units; however, the following tables illustrate how those needs vary by affordability level.

Rental Gap by Income Band (*Source: HUD CHAS data aggregated by the Connecticut Housing Finance Authority*)

	Households	Affordable Housing Units	Units Occupied by Lower Income Households	Units Occupied by Higher Income Households	Gap (Households - Affordable Units + Other Income Occupied)
0-30% AMI Renters	13,390	6,820	NA	1,715	8,285
31-50% AMI Renters	7,025	8,975	2,855	2,935	3,840
51-80% AMI Renters	6,575	17,410	8,470	4,195	1,830
81% or Greater AMI Renters	8,350	4,520	1,490	NA	5,320

Ownership Gap by Income Band (Source: HUD CHAS data aggregated by the Connecticut Housing Finance Authority)

	Households	Affordable Housing Units	Units Occupied by Lower Income Households	Units Occupied by Higher Income Households	Gap (Households - Affordable Units + Other Income Occupied)
0-50% AMI Owners	3,220	5,475	NA	3,475	1,220
51-80% AMI Owners	2,200	4,960	990	3,205	1,435
81-100% AMI Owners	1,665	1,410	365	895	1,515
100% or Greater AMI Owners	6,630	2,105	410	NA	4,935

Notably, at both ends of the rental spectrum (households earning less than 30% AMI and households earning more than 81% AMI) there are more households than there are appropriately priced units. As a result, low-income households are pressured to rent units beyond their means, while high income households are forced to rent units otherwise accessible to lower income households, potentially bidding up the rental price. Building more units at both ends of the spectrum would alleviate pressure on existing middle-market units.

Future need

The City of New Haven estimates 150,000 residents by 2034, which translates to a need for 4,200 new households in addition to the current need. Although there is a considerable amount of new development taking place throughout the city, our housing needs across all levels of affordability are much greater than our current level of production.

What key barriers still exist and need to be addressed to produce and preserve more affordable housing?

Cost of New Construction

Economic factors including high interest rates, a tight labor market, and supply chain issues have increased construction costs significantly in recent years. The amount that it costs to construct a building is higher than residents earning below 80% AMI can afford to pay in rent. The City can't control these macroeconomic factors, but there are some cost factors that the City can control, described below.

Permitting Inefficiencies

Development permits, including housing developments of 3 or more units, are currently submitted via email via a manual system that is inefficient and time consuming. The current system is not integrated with the building permit system resulting in communication delays when inter-departmental coordination is required. Estimates are that 3-4% is added to the cost of new construction by zoning applications and delays and another 5.6% is added due to delays from neighborhood objections.

Outdated and Restrictive Zoning

New Haven's zoning ordinance was last fully revised in 1963 and the zoning requirements currently in place are not aligned with the City's current goals or desires for modern mixed-use neighborhoods or housing needs. When enacted, the zoning ordinance made a significant number of the City's parcels by default pre-existing non-conformities, necessitating lengthy regulatory approvals through the Board of Zoning Appeals for even minor changes a property. Additionally, many of the uses permitted in the residential zones and listed within the Use Table are outdated and contemplation of modern uses that are not addressed require additional legal consult and review. Further, as has been demonstrated with the proliferation of single-family zones, zoning regulations may act as a form of "economic segregation" requiring development beyond a certain threshold of affordability. For example, because property values are tied to parcel size, the minimum lot size of 4,000 square feet (currently required in the New Haven Zoning Ordinance) creates a floor for how affordable a home on that lot could be. Requirements for off-street parking or amenity space are project costs required by zoning that may not be demanded by the market

Relief from the Board of Zoning Appeals often requires referral to the City Plan Commission for advice, adding months to the process. These added compliance measures add time and cost of developments that are passed on to renters or buyers. Given New Haven's significant stock of historic buildings, adaptive reuse of existing structures and simple renovations will be essential to building more quality and affordable housing. Less burdensome which will in turn help alleviate the amount of items that have to obtain relief via the Board of Zoning Appeals as the board has averaged approximately 140 items annually. Loosening or eliminating regulations on lot size, unit density, and parking could create opportunities for developers to build housing that is more affordable without subsidy.

Space

New Haven was founded in 1638, and the majority of the space in the City was built out in the intervening 366 years. With few exceptions, the land in New Haven is built out to the maximum density allowed by zoning code. As a result, finding available space is a significant barrier in creation of new housing.

24% of the land in New Haven is zoned for single family residences while 80% of households in New Haven are one or two person households. The zoning supports a relatively high number of larger, single-family homes, which appears to be disproportionate to the quantity of households for whom that much space is affordable or desirable. Enabling multi-family housing in some of the area currently zoned for single-family housing would open opportunities for creating more housing units.

Similarly, New Haven's 4,000 square foot minimum lot size limits the quantity of housing that can fit in the city limits. Interestingly, a significant portion of New Haven's homes do not comply with the minimum lot size because they predate the zoning laws. Many of these noncompliant properties are in vibrant neighborhoods, indicating that the current minimum lot size may not be effective at regulating home quality. The city contains vacant lots that are unbuildable under current zoning regulations as well as oversized, underutilized lots, all of which could be evaluated for creating new housing under more flexible zoning regulations.

In multifamily settings, zoning regulations also place limits on the number of permissible units in a structure that are separate from what is possible spatially. Clearly, in this case the zoning regulations are a barrier to creating more housing units.

Exhibit D. Approach

Vision

The City of New Haven strives to facilitate and promote new housing development while avoiding displacement and investing in neighborhoods. Underpinning this work is the fact that everyone deserves a home. A place that they can call their own, a place where they can take risks and explore opportunities, a place they feel safe and where hope never ends.

The City of New Haven will implement an ambitious strategy that preserves the historic fabric of the neighborhoods, addresses vacant lots/houses, promotes investment, and builds a foundation for the development of new housing with opportunities for homeownership. This vision is multifaceted, with long term strategies that address structural barriers to housing creation; medium term, project-based strategies to support housing creation; and a short-term strategy for preventing homelessness right now.

Task A: Reducing Policy and Process Barriers

The State of Connecticut requires municipalities to update their Comprehensive Plans every 10 years, and New Haven is in the process of that update. Called Vision 2034 (<https://newhavenvision2034.com/>), this will be a blueprint of the City's vision for the future, and a policy guide for achieving planning goals. It will serve as a decision-making guide for residents, community leaders, and government officials in matters relating to land use, housing, transportation, sustainability, economic development, neighborhood planning, public investments, and capital improvement programs. Equity and resilience are guiding principles for the plan, which will be finalized in summer of 2025.

Building upon the planning and engagement conducted as part of Vision 2034, Task A will reimagine The City of New Haven's Zoning Ordinance. As discussed in the "Need" section, the current zoning ordinance, last fully revised in 1965, includes barriers that increase the cost of housing and limit the space available for housing creation. While there is broad consensus that the availability and affordability of housing is an urgent problem, many New Haven residents are vocal in their discomfort about increasing neighborhood density and the potential that increasing housing availability will result in displacement. This task will include developing neighborhood plans that address the particular needs of each area. These plans will identify parcel-level opportunities and co-create a shared vision for the future of each neighborhood, focusing on strategies for housing creation that are appropriate in each neighborhood.

Evaluating the performance of the ADU and Inclusionary Zoning ordinances will be a key part of the zoning overhaul. It will review the existing overlay zones to determine how effective the zoning incentives have been at enabling affordable housing development, and it will evaluate the geography of the Inclusionary Zoning ordinance's Strong Market/Core Market zones to determine if they need to be modified.

In addition, Task A will include a study to evaluate the processes, and associated cost, involved in permitting. As discussed in the "Need" section, the permitting process contributes to the cost

barrier: the gap between how much new construction costs and how much residents can spend on housing. Anecdotally, it is apparent to both City staff and developers that the permitting process can be streamlined. This study will quantify the impacts of the current process and identify actionable steps to make it more efficient.

Geographic Scope

Throughout the City of New Haven.

Key Stakeholders

A detailed plan for affirmative marketing and outreach to the following stakeholders will be developed upon funding award. These will include but not be limited to:

- Community leaders, in particular the Board of Alders.
- Persons with unmet housing needs
- Housing cost burdened residents

Budget and Timeline

\$2M. The budget includes:

- \$800,000 for neighborhood planning
- \$800,000 for zoning ordinance revision
- \$400,000 for evaluation of permitting process improvement, Inclusionary Zoning & ADU Ordinance.

Upon receipt of funds the City Plan Department will begin the process of identifying and procuring planning and technical zoning consultants to support these efforts. All of these efforts are anticipated as logical next steps toward the full implementation of the Vision 2034 plan (scheduled to be adopted in September 2025) and could begin immediately.

These policy changes are expected to take 2-3 years to complete. Once they are enacted, it will be another 2-3 years depending on the scale and complexity of the project- for housing responsive to the new policies to be built. In total, it is estimated that 4-6 years will be necessary for this set of strategies to result in new housing units.

Meets National Objectives:

1A: Advance Housing Justice

1B: Reduce Homelessness

1C: Invest in the Success of Communities

2A: Increase the Supply of Housing

3A: Advance Sustainable Homeownership

Eligibility:

Over a period of time not to exceed 3 years, not less than 70% of grant funds shall be spent on activities that benefit low- and moderate-income persons. In addition, this activity shall meet all

requirements of 24 CFR part 570 as amended by the NOFO, which waives 24 CFR 570.207(b)(3).

Previous Efforts:

This task continues the City’s previous planning work, namely:

- Vision 2034, Comprehensive Plan update
- ADU ordinance
- Inclusionary Zoning ordinance

Roadblocks:

Public opposition to increased density is a potential challenge for the work in Task A. Recognizing the importance of public support for the success of this effort, City staff plans to work closely with stakeholders to identify neighborhood-specific strategies aligned with the character of each area.

Task B: Reducing Project Funding Barriers

As discussed in the “Need” section, the cost to construct new housing is not aligned with what most New Haven residents can afford to pay for housing. The purpose of this task is to provide direct funding assistance to remove funding barriers on projects that will quickly create new low- and moderate-income housing. This task includes three strategies:

1. Rental development- provide project funding support to nonprofit and for-profit organizations creating new units to be rented to low- and moderate-income households.
 2. Homeowner development- provide project funding support to nonprofit and for-profit organizations building or rehabilitating homes to be sold to low- and moderate-income households.
- Downpayment assistance- expand the City’s existing downpayment assistance program to support first-time homebuyers 80% AMI and under to remove barriers for low-moderate income homebuyers due to the rising costs of purchasing a home from interest rates, mortgage insurance and insurance. This alleviates cost burden monthly on homeowners by reducing costs.

Throughout New Haven, with a focus on areas of opportunity with convenient access to transportation, supportive services, grocery stores, and schools. New Haven’s downtown is particularly well positioned for the work proposed in this task because it is already zoned to allow high-density, it is at the center of the regional hub-and-spoke bus system, and it provides access to regional commuter rail.

Key Stakeholders

A detailed plan for affirmative marketing and outreach to the following stakeholders will be developed upon funding award.

- Housing service providers
- Non-profit and for-profit developers
- People who lack access to housing
- Housing cost burdened households
- Community leaders, particularly the New Haven Board of Alders

Budget and Timeline

\$4M Upon funding award, staff will work with partner organizations to identify shovel-ready pipeline projects aligned with the intent of this grant and need funding to get off the ground. Depending on the scale and complexity of the projects selected, new units will open in 1-2 years.

Meets National Objectives

- 1A: Advance Housing Justice
- 1B: Reduce Homelessness
- 1C: Invest in the Success of Communities
- 2A: Increase the Supply of Housing
- 3A: Advance Sustainable Homeownership

Eligibility

Over a period of time not to exceed 3 years, not less than 70% of grant funds shall be spent on activities that benefit low- and moderate-income persons. In addition, this activity shall meet all requirements of 24 CFR part 570 as amended by the NOFO, which waives 24 CFR 570.207(b)(3).

Previous Efforts

New Haven's Housing and Development team has a long track record of success in creating and supporting the creation of new rental and owner-occupied units for low- and moderate-income residents. Over the last four (4) years the City of New Haven has invested \$12.5M in funding completed 1,411 units of which 1,383 were rental and 26 homeownership. Currently the City of New Haven has under construction unit investment totaling \$9.2M with completion and i service by end of 2025 641 units of which 321 are affordable with total investment into our community of \$155M of collaboration of funders. Recent examples include:

- **MLK/Tyler – 16 Miller Street – Parcel 1: West River Housing Company**; 56 Units, Community Room, Playground Commercial Space; Mixed use Mixed Income (44 Affordable/12 Market); Total Development Costs \$28M; Financing mix of State of CT DECD Brownfields funding, City of New Haven HUD HOME, and ARPA;
- **251 West Hazel St – ConnCorp Development – Non-profit - Demo/NC – Rental – 2 unit- 80% AMI – TDC \$550,000**; City of New Haven HUD HOME and private funding

- **Neighborhood Housing Services-New Haven Homeownership Project Phase 3-vacant lots:** Homeownership - (8 units) 260 West Hazel St; 83 Butler, 44 Lilac St, 98-102 Bassett St.; New construction; Funding City of New Haven HUD HOME, State of CT HTCC and private funding TDC \$2,610,000;
- **Antillean Manor – Carabetta-** Demolition of the existing structure; New Construction 31 unit rental project; 100% PBV; TDC \$13M; Funding City of New Haven HUD HOME, State of Connecticut DOH, Low Income Tax Credits CHFA and private funding.
- **Habitat for Humanity – Homeownership - New Construction Single family Project -** Funding for the acquisition from CDBG each fiscal year; 70 Woolsey Street, 136 Rossette Street, 603 Middletown Avenue, 611 Middletown Avenue, 139 Weybossett Street, 60 Cross Street; TDC \$1,000,000; Funding City of New Haven HUD HOME \$275,000, private funding, and donations
- **Beulah Land Development Corporation (BLDC): – 245 Munson St. (1 UNIT)** New Construction Homeownership Project; TDC \$695,000; Funding City of New Haven HUD HOME predevelopment and construction, private lender and State of Connecticut DOH.
- **340 Dixwell Avenue- Beulah/Spiritos:** Mixed Use/Mixed Income; New Construction rental project; Mixed Use; non-profit and for-profit collaboration; 73 new units -18 MR/4 HOMELESS/51 AFF; 100% AFFORDABLE; Funding City of New Haven ARPA, State of Connecticut DECD, private, and LIHTC/CHFA; TDC \$24M;
- **Thompson/Winchester Homeownership Project-City of New Haven (Owner/Developer):** 18 units (9 H/O 9 Rental): New multi-family homeownership units on Thompson Street between Winchester Avenue and Newhall Streets in the Newhallville neighborhood. Redevelopment of thirteen (13) city owned vacant lots. TDC \$4.5M; Funding State of Connecticut DOH and City of New Haven local funding;

In addition, the Downpayment Assistance program is an established program. Over the past three (3) years, the program assisted fifty (50) new low moderate-income homeowners but impacted hundred and ten (110) persons realize their dream of owning a house. Total investment of HUD HOME and local funding of \$425,000.00.

Roadblocks

New construction and rehabilitation projects can be delayed by unforeseen events such as inclement weather or supply chain disruptions. It's impossible to eliminate these risks, but working with experienced and trustworthy construction partners helps minimize the impact of disruptions when they occur.

Task C: Reducing Funding Barriers for Individuals

As discussed in the “Need” section, 85% of New Haven households that make less than \$20,000 a year are housing cost burdened. For renters, paying the security deposit to required enter into a rental agreement is a serious barrier that prevents many from accessing permanent housing.

The City of New Haven in 2022 as part of the I'M HOME developed a program to assist individuals and families with an income of 300% FPG in need of security deposit assistance to move to permanent sustainable apartment housing and/or provide assistance with the growing

utility costs with arrearage assistance to enable them to remain in a healthy safe environment. The program is funded through federal treasury funding ARPA and the program has been successful in assisting 456 renters but impacting 1,340 persons. However, the City recognizes that many households above that income threshold also struggle to pay security deposits due to the rising cost of rent in the area.

Task C will fund this program up to 80% AMI, ensuring that the program is accessible to a wider income threshold to secure rental housing.

Meets National Objectives

1A: Advance Housing Justice

1B: Reduce Homelessness

1C: Invest in the Success of Communities

Eligibility

Over a period of time not to exceed 3 years, not less than 70% of grant funds shall be spent on activities that benefit low-moderate income persons. In addition, this activity shall meet all requirements of 24 CFR part 570 as amended by the NOFO, which waives 24 CFR 570.207(b)(3).

Previous Efforts

In 2022 as part of the I'M Home Investment Initiative Security Deposit and Utility Arrearage program funded through federal treasury funding ARPA and the program has been successful in assisting 456 renters with an impact 1,340 persons.

Roadblocks

The income level imposed on the funding and lack of available units.

Geographic Scope

This program will be available throughout New Haven.

Key Stakeholders

Low-income people who are seeking to enter into a rental agreement but can't afford the security deposit. Currently, the City of New Haven has a detailed plan for fair housing, affirmative marketing and outreach for our programs.

Budget and Timeline

The budget of \$1M will assist those income levels that are 80% AMI and under that the program currently cannot assist due to funding constraints. This funding is estimated to assist an

additional 200 renters and approximately 800 persons. Currently the program is active with process, policies and procedures in place with a dedicated Project Manager.

Fair Housing

Desegregation is central to the approach outlined in this proposal. Segregation in New Haven happens at two scales: between neighborhoods, and between New Haven and surrounding suburbs. New Haven's advocacy at the state level to address urban/suburban segregation is outside the scope of this proposal. Addressing segregation between neighborhoods, however, is very much part of this proposal. Segregation is supported by the current zoning ordinance, which mandates lower density in historically affluent and white neighborhoods. Reimagining the zoning ordinance to have more flexibility and a greater mix of densities will expand opportunities for housing creation and discontinue the legacy of racial housing segregation in New Haven.

The City of New Haven policy and commitment is to ensure that fair and equal housing opportunities are granted to all persons, in all housing opportunities and development activities funded by the city, regardless of race, color, religion, sex, sexual orientation, gender identity or expression, marital status, lawful source of income, familial status, national origin, ancestry, age or mental or physical disability. This shall be done through a program of education, an analysis of impediments, and designation of a Fair Housing Liaison and development of a procedure for complaints of discrimination. This plan will incorporate the directives of state and federal laws and executive orders, including, but not limited to:

- Title VI of the Civil Rights Act of 1964
- The Fair Housing Act – Title VIII of the Civil Rights Act of 1968, as amended Executive Order 11063, as amended by Executive Order 12259
- Section 104(b) of Title I of the Housing and Community Development Act of 1974, as amended
- Section 109 of Title I of the Housing and Community Development Act of 1974, as amended
- Section 3 of the Housing and Urban Development Act of 1968, as amended Sections 503 and 504 of the Rehabilitation Act of 1973, as amended
- The Americans with Disabilities Act of 1990
- The Age Discrimination Act of 1975, as amended
- Executive Order 11246 (as amended by Executive Orders 12375 and 12086) Equal Opportunity under HUD contracts and HUD-assisted Construction Contracts
- Executive Order 12892, Leadership and Coordination of Fair Housing Connecticut General Statutes 46a-64c as amended

The City of New Haven commits to providing and promoting racial and economic integration in any housing development financially supported with City of New Haven funding (local, state and federal) and will take affirmative steps to reach beneficiaries from

all racial and ethnic groups as well as the physically or mentally handicapped and families with children and to reach a broad range of income eligible beneficiaries for appropriate and applicable housing opportunities.

Displacement is currently happening as high and middle-income earners are pushed into more affordable units by the lack of higher-priced housing. This additional pressure on mid-level and affordable units leaves low-income residents with nowhere to go. This proposal aims to reverse this dynamic and stop displacement by expanding opportunities for housing creation at all levels, but especially for low-income earners. The new construction enabled by this proposal may be perceived as a force of gentrification, because new construction is often observed to be correlated with increased housing prices; however, a wealth of research shows that adding housing units tends to bring down prices.

The City is focused on increasing housing in areas of opportunity with convenient access to transportation, supportive services, grocery stores, and schools. New Haven's downtown is particularly well positioned for Task B development, because it is already zoned to allow high-density, it is at the center of the regional hub-and-spoke bus system, and it provides access to regional commuter rail.

As City staff reimagine the zoning ordinance, they will look for new opportunities for creating housing for people with disabilities. For example, the proposed revision to the ADU ordinance requires all new ground-level ADUs to comply with Type B accessibility requirements per State of Connecticut Building Code.

Low-income families with children in New Haven seeking to rent single family homes as well as 2- and 3- bedroom apartments currently face stiff competition from groups of students and young professionals. This proposal would help low-income families in three ways: first, removing policy barriers will expand opportunities to build new housing of all types. Second, the projects supported in Task B will include 2- and 3-bedroom spaces adequate for housing families. Third, both tasks A and B support the creation of smaller apartments suitable for students and/or young professionals, thereby reducing competition for homes and larger apartments.

The City of New Haven has strong policies in place to ensure that business conducted by the City supports small and minority-owned businesses to the maximum extent feasible. [The New Haven Code of Ordinances chapter 12 ¼](#) created the Small Business Enterprise Construction Development Program, which drives City-led business to small businesses and provides them with support. In addition, [chapter 12 ½](#) authorizes and empowers the New Haven Commission on Equal Opportunities to remedy discrimination complaints, and to actively pursue affirmative action and contract compliance within the City of New Haven.

As part of the City's Fair Housing Plan as mandated by the federal government The City will take specific action steps and implementation activities over the next three-year period following the guidelines provided by HUD.

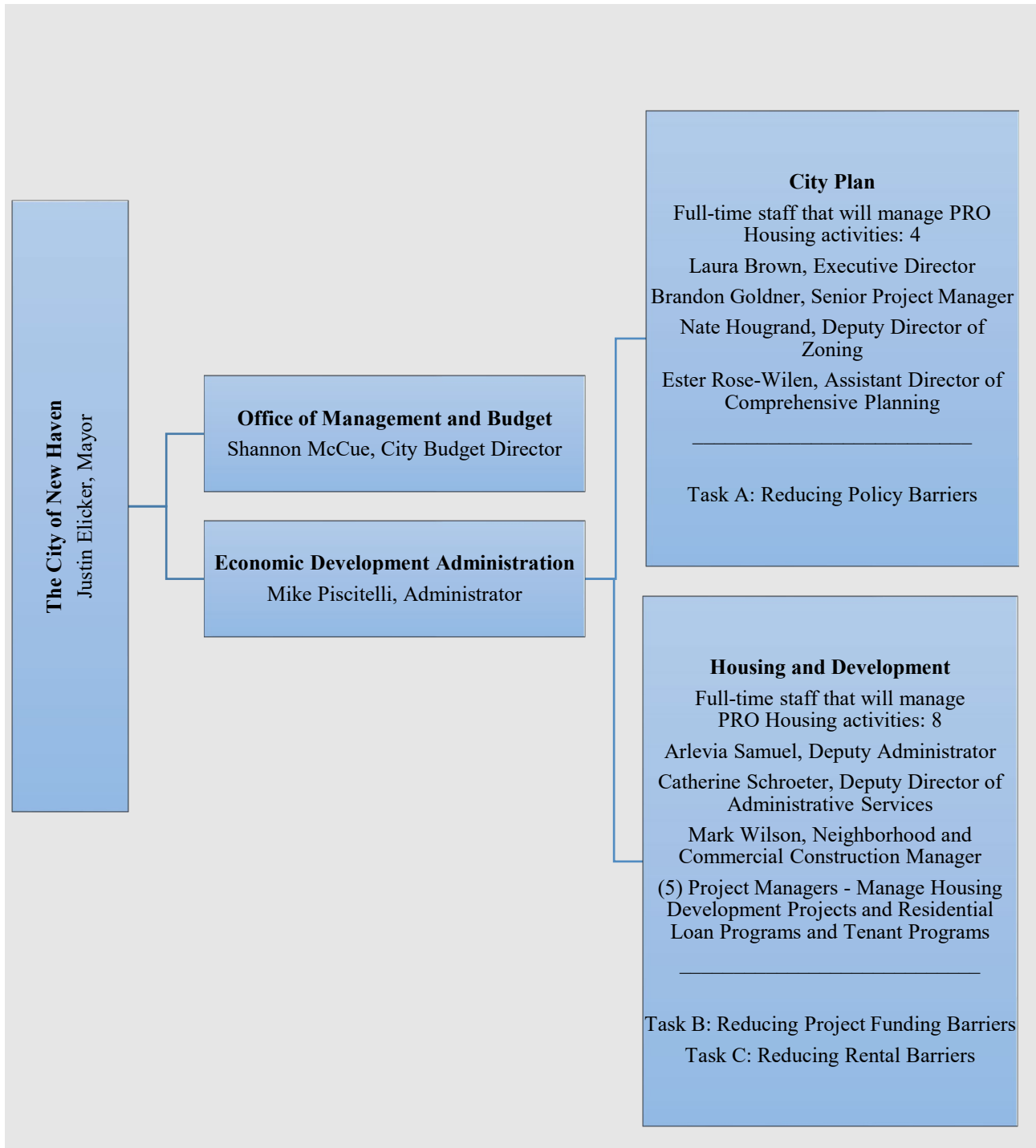
Ø Encourage the creation and rehabilitation of affordable housing in a

variety of locations

- Ø Identify developable land within the municipality for developers of affordable housing.
- Ø Determine whether the zoning ordinances and other occupancy rules are enforced in a non-discriminatory way.
- Ø Review and re-imagine zoning ordinances to determine if they require special permits for affordable housing or require large lot sizes, low density requirements, or other policies that would make the development of affordable housing expensive and propose changes to such requirements.
- The City of New Haven will display its fair housing policies/procedures and ADA policies and grievance procedure on its website.
- The City of New Haven will display Fair Housing posters identifying the Fair Housing Liaison, title, address and phone number in prominent locations. In addition, fair housing information will be distributed outside of traditional municipal locations including local realtors and banks.
- All advertising of residential real estate owned by the City of New Haven for sale, rent or financing will contain the Fair Housing logo and Equal Opportunity slogan.
- All bid advertisements by City of New Haven sponsored programs must include the phrase “Equal Opportunity/Affirmative Action Employer.” The type of logo, statement or slogan will depend on the type of media being used (visual or auditory). All logos/statements must appear at the end of the advertisement.

Exhibit E. Capacity

Organizational Chart



Mayor Justin Elicker is the City of New Haven's chief executive and administrative officer and oversees all City business at the highest level. Day to day business is conducted on behalf of the Mayor by the City's coordinators. For this grant Michael Piscitelli, Economic Development

Administrator, will ensure that the departments that fall under Economic Development are aligned with City priorities.

The Office of Management and Budget ensures that all pre-award financial requirements are satisfied prior to assistance agreement with HUD. In addition, this office coordinates quarterly and annual HUD reporting requirements with City Departments that are administering federal grants.

City Plan will be responsible for Task A: Neighborhood Planning and Policy Development. As Executive Director, Laura Brown, AICP, CECD, will be responsible for coordinating her team, reviewing the quality of their work, and aligning their efforts with those of the Housing and Development team. With the support of a consultant (to be selected), Senior Project Manager Brandon Golder will manage the creation of neighborhood-level plans. Because this effort is an extension of Esther Rose-Wilen's (Assistant Director of Comprehensive Planning) ongoing work updating the City's Comprehensive Plan, Esther will collaborate closely with Brandon on this effort. Nate Hougrand, the Deputy Director of Zoning, will manage the work of consultants (to be selected) on all activities related to zoning reform. Planner Kaelie Moran, also in the City Plan Department is responsible for completing Environmental Reviews and coordinates closely with HUD regarding compliance for all federally funded projects in the City. She and Laura Brown will work closely to ensure Environmental Review compliance for all activities.

Arlevia T. Samuel, Deputy EDA of Housing Administration and Development Division, has over 16 years of experience in affordable housing development and over 26 years in housing administration, finance, development, and management. Cathy Schroeter, Deputy Administrative Services under the Deputy EDA as over 27 years of federal grant administration (HOME, CDBG, NSP, and ARPA), affordable housing development, residential and tenant program administration, federal regulatory experience, grant writing and budgeting. Mark Wilson, Neighborhood and Commercial Manager, has over 28 years in construction experience in housing construction and has six (6) years in federal grant regulatory compliance. The Housing Administration and Development Division will be administering funding to complete Task B: Reducing Project Funding Barriers and Task C: Reducing Funding Barriers for Individuals. The division is supported by five (5) Project Managers with varied levels of experience from two (2) years to twenty (20) years in underwriting, subsidy analysis, regulatory compliance, managing requisitions, construction oversight, close out and program management. The Housing Administration and Development Division currently managing 36 (thirty six) affordable housing development projects, fifteen (15) Energy Efficiency Repair Program loans, ten (10) Downpayment and Closing Cost loans and five (5) Down payment Closing Cost loans, Security Deposit Program, and Public Facility Improvements using various federal, state and local resources.

Legal authority

Per the Connecticut State Statutes and Special Acts of 1925 the New Haven Board of Alders serves as the entity responsible for administering the Zoning Ordinance for the City of New Haven. Proposed changes to the Ordinance must be adopted by the Board of Alders.

The New Haven Ordinance Sec. 21-21 provides the necessary authority for the City of New Haven to carry out housing preservation activities, housing development and housing assistance, and other activities that would provide stabilization in housing and our community that further the mission of affordable housing.

Partners

The City Plan Department works closely with local and regional planning entities such as the South Central Regional Council of Governments, Board of Alders, and development teams through the regulator land use approvals process. Staff involved in this proposal regularly oversee consultant teams to support large zoning and infrastructure project management, including administration of federal funds and with significant community engagement. Recent projects include the ongoing Vision 2034 Comprehensive Plan which involves hundreds of community and organizational partners serving on policy-based co-creation teams and a plan steering committee, and a multi-year rezoning effort for the Long Wharf Area based on the previously developed Long Wharf Responsible Growth Plan, adopted in 2023.

The staff of Housing and Development routinely work with and have close relationships with the Community Development Corporation developers, for profit developers, State of Connecticut Department of Housing, State of Connecticut Department Economic Development, Elm City Communities, and Connecticut Housing Finance Authority, all working to expand access to housing in New Haven. In the 2023-2024 program year, Housing Administration and Development worked in collaboration with fifteen (15) non-profit developers, eight (8) for-profit developers, and currently has 1,973 units in development. This is all due to the leverage of varied capital from our partners in the state, federal, local and private sector all mission driven to provide the much-needed capital to make these mixed income projects feasible. Upon funding award, Housing and Development will work with our various partners to identify existing pipeline projects that have a gap that would align with the intent of this grant regulatorily and cost feasible and need that leverage gap funding to push it over the finish line.

Who wrote this application

A consultant provided support for writing this application narrative. Katherine Jacobs, Senior Landscape Architect with Fuss and O'Neil, created a draft narrative based on information provided by key project staff over the course of three meetings. The draft was reviewed and revised by City staff prior to submission.

Experience working with fair housing issues

The City of New Haven's Housing Administration and Development Division of Economic Development, its partners and colleagues Fair Rent Commission, Livable City Initiative, Connecticut Center for Fair Housing, Community Action Agency and State of Connecticut, has over 28 years of experience working with fair housing. The City of New Haven is legislatively mandated under federal regulations 42 U.S.C. §§ 3601-19 Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, Title VI of the Civil Rights Act of 1964 42 U.S.C. § 2000d-1, 29 U.S.C. § 794 Section 504 and Section 508 of the Rehabilitation Act of 1973, and 42

U.S.C. § 5309 Section 109 of Title I of the Housing and Community Development Act of 1974 and state regulations Section 8-37ee of the Connecticut General Statutes and the Connecticut Fair Housing Act, 46a-64b et seq. promote fair housing choice and racial and economic integration in all housing.

As planners, City Plan staff are regularly involved in designing and implementing effecting community engagement strategies for racially and economically diverse populations traditionally underrepresented in land use, housing and planning decision making. The Vision 2034 Comprehensive Plan was designed in particular to with a robust engagement plan with the goal of supporting racial equity. This has included significant public outreach through community conversations and workshops, tabling at neighborhood events, engaging a robust and diverse group of co-creation team leaders, hiring and training a cohort of “community navigators” to reach less accessible audiences, and substantial involvement of a youth team in the plan development.

Exhibit F. Leverage

The City of New Haven intends to provide financial and operating leverage totaling \$8M over the life of this grant to obtain the maximum impact and outcomes under the PRO Housing application. City's U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG), HOME funds, United State Treasury ARPA and local Housing Development Revolving funding will be committed as leverage. These federal and local sources currently support our developments and programs to increase affordable housing homeownership and rental development, reduce housing cost burdens to provide homeownership opportunity and tenant anti-displacement housing stability programs. This will enable the City to stack its capital to further the mission and critical need for creating affordable housing through its I'M Home Initiative.

Exhibit G. Long Term Impact

The three tasks envisioned in this proposal operate at three-time scales: Task A is long term, Task B is medium term, and Task C is short term. Task A may be considered the most important because it addresses root causes of the housing shortage; however, it also takes the most time to accomplish. Because so many people need urgent help, the City proposes this blend of solutions to address root causes as well as immediate relief.

In close collaboration with community leaders, Task A will permanently remove policy barriers that are blocking the construction of new housing. This task will take several years to complete, but once those barriers are removed, the market will be able to generate an adequate quantity of housing in response to the pent-up demand. Absent financial or supply chain issues, the market will continue generating more housing units in response to demand for many years.

Task B will provide funding support to housing construction or rehabilitation projects, creating more homes in the medium term. Those additional homes will become permanent components of New Haven's housing market, providing homes for members of the community.

While Task C is a one-time intervention, it will have a long-term impact on the lives of the people who receive support. Providing funds to cover a security deposit for low-income households is the difference between their having a home and being on the street. As articulated through the Housing First approach, getting people into secure housing helps them handle whatever challenges they are facing, whether they are battling addiction, managing mental or physical health issues, escaping domestic violence, or simply had a string of bad luck.