



**CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT
STRATEGY AND PLAN**

2010-2014

TOWN OF STRATFORD, CONNECTICUT

TABLE OF CONTENTS

GENERAL INTRODUCTION AND EXECUTIVE SUMMARY	1
Introduction	1
Plan Structure	1
Coordinating and Managing the Process.....	2
Housing and Homeless Needs Assessment.....	3
Housing Market Analysis.....	4
Five-Year Strategic Plan	6
Evaluation of Past Performance	7
Five-Year Plan Objectives	9
Annual Action Plan.....	10
Year 36 Action Plan Summary.....	11
COORDINATING AND MANAGING THE PROCESS	12
Consultation 91.200(b).....	12
Citizen Participation 91.200 (b).....	14
Summary of Citizen Comments on the Plan	15
HOUSING AND HOMELESS NEEDS.....	17
Housing Needs 91.205	17
1. General Needs Assessment.....	17
Table A – Summary of Housing Assistance Needs	18
Table B – Housing Needs by Household Type	19
Table C – Stratford Housing Authority Housing Needs of Families on the Waiting List	20
a) Cost Burden	21
b) Severe Cost Burden	22
c) Overcrowding.....	22
d) Substandard Housing	23
e) Categories of Persons Affected.....	23
f) Summary.....	24
Homeless Needs 91.205(c)	24
Needs of Sheltered and Un-Sheltered Homeless	24
Table 1A – Homeless and Special Needs Populations	26
Subpopulations and Demographic Characteristics of the Homeless	27
Needs of Persons Threatened with Homelessness	31
Non-homeless Special Needs 91.205(d) including HOPWA	32
Table 1B – Special Needs (Non-Homeless) Populations	36
Lead-based Paint 91.205(e)	36

HOUSING MARKET ANALYSIS	39
Housing Market Analysis 91.210	39
Community Description – Background and Trends	39
Demographics – Low Income and Racial/Ethnic Concentration	39
Table D – Demographic Characteristics 1990 to 2005-2007	39
Table E – Racial and Ethnic Minorities	42
Census Tract Maps Showing Racial/Ethnic Minority Concentrations	43ff
General Market and Inventory	48
Condition of the Housing Stock	52
Public and Assisted Housing 91.210(b)	53
Condition of Housing Authority Units	54
Assessment of Long Term Availability of Public Housing	54
Homeless Inventory 91.210(c)	54
Special Need Facilities and Services 91.210(d)	56
Barriers to Affordable Housing 91.210(e)	57
STRATEGIC PLAN	60
General Priority Needs Analysis and Strategies 91.215(a)	60
Specific Objectives 91.215(a)(4)	60
Table 1C – Summary of Specific Objectives	61
HOUSING	62
Priority Housing Needs 91.215(b)	62
Activities to Address Obstacles to Meeting Underserved Needs	63
Table 2A – Priority Needs Summary Table	64
Specific Objectives/Affordable Housing 91.215(b)	65
Public Housing Strategy 91.215(c)	65
Public Housing Improvements	65
Public Housing Resident Initiatives	66
Housing Authority Plan – Goals and Objectives	66
HOMELESS	69
Priority Homeless Needs	69
Homeless Strategy 91.215(d)	70
Homelessness and Homelessness Prevention	70
Chronic Homelessness	73
Institutional Structure	74
Discharge Coordination Policy	75
Specific Objectives/Homeless 91.215	75
NON-HOMELESS SPECIAL NEEDS	75
Priority Non-Homeless Needs 91.215(e)	75
Specific Special Needs Objectives 91.215(e)	76
Transition Table 1C–Summary of Specific Homeless/Special Needs Objectives	78
COMMUNITY DEVELOPMENT	79
Priority Community Development Needs 91.215(f)	79
Public Facilities	79
Public Improvements – Infrastructure	79
Table 2B – Community Development Needs	80
Public Services	81
Economic Development	85
Specific Community Development Objectives	88
Community Development/Public Facilities Objectives	88
Community Development/Public Improvements Objectives	90
Community Development/Public Services Objectives	91
Community Development/Economic Development Objectives	92
Table 2C – Summary of Specific Community Development Objectives	95
Neighborhood Revitalization Strategy Areas 91.215(g)	96
Barriers to Affordable Housing 91.215(h)	96

Lead-based Paint 91.215(i)	97
Antipoverty Strategy 91.215(j)	98
Institutional Structure 91.215(k)	100
Coordination 91.215(l)	101
Monitoring 91.230	103
OTHER NARRATIVES AND ATTACHMENTS	104
APPLICATION FOR ASSISTANCE, SF-424	105
Town Council Resolution	107
ACTION PLAN	111
Executive Summary 91.220(b)	111
Year 36 Action Plan Summary	112
Citizen Participation 91.220(b)	112
Resources 91.220(c)(1) and (c)(2)	115
Annual Objectives 91.220(c)(3)	118
Table 3A – Summary of Specific Annual Objectives	118
Description of Activities 91.220(d) and (e)	121
Table 3C – Consolidated Plan Listing of Projects	122ff
Map of 2010 CDBG Project Locations	152
Geographic Distribution/Allocation Priorities 91.220(d) and (f)	153
Annual Affordable Housing Goals 91.220(g)	154
Table 3B – Annual Affordable Housing Completion Goals	155
Public Housing 91.220(h)	156
Homeless and Special Needs 91.220(i)	156
Barriers to Affordable Housing 91.220(j)	157
Other Actions 91.220(k)	157
Requirements Specific to the CDBG Program 91.220(l)(1)	158
CERTIFICATIONS	159
Consolidated Plan Certifications	159
Specific CDBG Certifications	161
Appendix to Certifications	163

APPENDIX A – Consultation Process and Comment Materials

- Community Development Block Grant Timetable
- Town of Stratford CDBG Residents Survey – Summer/Fall 2009
- Advertisements and Notices of Neighborhood Informational Meetings
- Citizen Participation List and cover letter
- Consultation Letter
- Community Development Block Grant Program Information Package
- Notice of CD Subcommittee Public Hearing on Housing & Community Development Needs
- Notice of Town Council Public Hearing Five Year Consolidated Plan & Program Year 36
- Regional Consultation Mailing List and cover letter
- Comments on the proposed Con Plan

APPENDIX B - Greater Bridgeport Area Continuum of Care Electronic Housing Inventory Chart (E-HIC)

APPENDIX C - Housing Authority Capital Fund Program Five-Year Action Plan

APPENDIX D - Calculations Used To Help Determine Statistical Significance of Various Data



5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

NAME OF JURISDICTION: Town of Stratford, Connecticut

Consolidated Plan Time Period: July 1, 2010 - June 30, 2015

GENERAL INTRODUCTION AND EXECUTIVE SUMMARY

Introduction

The Town of Stratford's Consolidated Housing and Community Development Strategy and Plan ("Consolidated Plan" or "Con Plan") was developed in accordance with 24 CFR Part 91. 24 CFR Part 91 contains the final rule for consolidated submissions of the planning and application aspects of the U. S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME) and the Housing Opportunities for Persons with AIDS (HOPWA) formula programs. The Town currently receives CDBG entitlement funds through HUD on an annual basis. The Consolidated Plan provides the framework for implementation of the housing and community development activities of the Town of Stratford from 2010-2014. This is the fourth five-year Consolidated Plan prepared by the Town of Stratford since adoption of the Con Plan regulations referenced above.

Plan Structure

The Consolidated Plan covers the next five-year period (2010-2014), commencing on July 1, 2010. This plan is designed to examine the local housing market and the housing and community development needs of Stratford, identify resources to address those needs, and then set forth a unified vision with a set of long-term strategies and short-term action steps to meet the priority needs within the community. It contains the following elements:

- An **Executive Summary**, providing a concise overview of the Consolidated Plan, the CDBG Program, and the proposed activities for 2010;
- A section entitled, **Coordinating and Managing the Process**, which describes the citizen participation process followed in the development of the plan and the HUD-required consultations which took place;
- A **Housing and Homeless Needs Assessment**, providing data supporting the identification of various housing needs among the general population, the homeless, and special needs populations, such as the frail elderly and disabled;
- A **Housing Market Analysis**, providing demographic information on the community and describing significant characteristics of the local housing market;
- A **Five-Year Strategic Plan**, identifying the priority needs to be addressed and describing the objectives and strategies the Town will use over the next five years to focus on its priority housing and non-housing community development needs;
- An **Annual Action Plan**, outlining the specific actions to be undertaken in 2010 to carry out the Consolidated Plan including a set of general and CDBG-specific certifications; and
- **Appendices**, including additional material required by HUD and various explanatory documents, charts, and maps listed in the Table of Contents.

Coordinating and Managing the Process

Several mailings to, and individual meetings and telephone consultations with, various groups, agencies, and organizations contributed to the consultation process by which this plan was developed. The Town also followed a Citizen Participation Plan, last updated in 2008, the highlight of which was an opinion survey taken of 121 Stratford residents at four community events in the summer and fall of 2009.

The citizen participation process also included direct consultation with citizens at neighborhood meetings in the areas of the Town where lower income persons reside and CDBG activities are generally carried out. There was a public hearing held by the Community Development Agency to solicit housing and community development needs. This Proposed Consolidated Plan was made available for a 30-day comment period. Within that 30-day period, the Town Council held a public hearing to provide citizens an opportunity to comment. In addition, the

Proposed Plan was placed on file at several locations in Town for review, including the Town's web site, and was distributed to interested agencies.

Housing and Homeless Needs Assessment

The Town used special tabulations of 2000 Census and 2005-2007 American Community Survey (ACS) data produced for HUD by the Census Bureau, referred to as Comprehensive Housing Affordability Strategy (CHAS) data or CHAS 2000 and CHAS 2009, respectively, to examine the housing problems of groups of households, organized by tenure, income, race, family type and size. Because of differences in sample size and statistical significance¹, the Town has mostly relied upon the CHAS 2000 numbers to examine the housing problems of renters, but has used the CHAS 2009 data to look at the housing problems of owners.

By HUD's definition, a "housing problem" could mean either a household experiencing a cost burden for its housing in excess of 30% of their income and/or one living in substandard housing conditions. Households occupying units with physical defects (lacking a complete kitchen or bathroom) or living in overcrowded conditions (a housing unit with more than one person per room) correlate to HUD's definition of substandard living conditions. HUD further stratifies the degree of cost burden by regarding households with housing costs between 30% and 50% of their income as having a "moderate" cost burden and those paying in excess of 50% of their income for housing as having a "severe" cost burden.

That data reveals that Stratford has a relatively sound housing stock, making housing affordability, or cost burden, the main housing problem experienced by Stratford's homeowners and renters.

With regard to these cost burdens, a few noteworthy facts stand out:

- The number of owner households earning between 50.1% and 80% of median family income grew more than for any other income category over the last five to seven years. 63% of the homeowners in this group experience housing problems, a significant increase from the 41% who had housing problems shown in the CHAS 2000 data.

¹ The Town performed a number of tests, described in more detail in Appendix D, to test the newer ACS data for statistical significance at the 90% confidence level, the statistical standard for published U. S. Census Bureau data.

- The percentage of households, whether owner or renter, that have a severe cost burden is nearly equal to the percentage of those with a moderate cost burden. Severe cost burden, in general, is a problem for a significantly greater percentage of owner households than renter households across all income groups.
- A disproportionately greater need for affordable housing exists among Black and Hispanic owner households than for all owner households.

The significant increase since 2000 in the number of low and moderate-income homeowners with severe housing cost burdens and the disproportionately greater need among Black and Hispanic homeowners in the run-up to the burst of the housing bubble in 2007 likely contributed to the high number of foreclosures, compared to the State as a whole, that Stratford experienced over the last three years.

Regarding homelessness, the Greater Bridgeport Area Continuum of Care is the regional coalition of homeless service providers and government agencies charged with implementing the City of Bridgeport's Ten-Year Plan to End Homelessness. The greatest need, as determined by the Continuum, is for permanent supportive housing as opposed to transitional housing and additional emergency shelter facilities.

For the year ending on 9/30/2009, the Town was shown to have, on the average night, a total of 32 homeless people in seven families residing in transitional housing for families. The most prevalent need of these families are income supports and help with a mental health or substance abuse issue.

Similar needs have been identified for those at risk of homelessness. With regard to the elderly, frail elderly and disabled, those special needs non-homeless populations with the largest populations in Stratford, the need for affordable housing and supports for basic daily living were considered vital to enable them to "age-in-place" and remain in their homes.

Housing Market Analysis

The Town of Stratford, located on the southeastern edge of Fairfield County, experiences both the benefits of being located within one of the wealthiest counties in the nation and the drawbacks associated with being an urban

community in the Northeast. Like many other urban communities, Stratford is faced with providing housing, community services and general assistance to its residents with limited funds and resources. According to the Census Bureau's Population Estimates Program, Stratford had a population on July 1, 2006 of 48,946, roughly a drop of 1,000 persons since the 2000 Census. Over the last several years, Stratford has experienced both marginal increases and decreases in total population during different periods while becoming more racially and ethnically diverse.

The 2005-2007 ACS estimated 20,806 housing units including both year-round and seasonal units. This unit count represented a statistically significant 1% increase over the Census 2000 total housing count of 20,596. 96% of Stratford's housing units were occupied according to the Census. Of these the majority, 81% of all occupied units, were owner-occupied, leaving 19% renter-occupied. Over two-thirds of the housing units are one-unit detached single-family homes; 9% are one-unit attached units, such as townhouses and condominiums. The majority of multi-family units are found within two- to four-family structures, comprising almost 15% of the Town's total housing stock.

According to Multiple Listing Service statistics for the year 2009, 415 single-family houses were sold in Stratford for an average price of \$253,166. The average sale price of housing in Stratford decreased 21.6% from 2005 to 2009 while the median income for the Bridgeport HMFA increased 12%. Homes selling in Stratford for \$275,000 or less would be affordable to a family of four making 80% of local area median income, or \$64,000.

The Housing Authority of the Town of Stratford owns and operates eight housing developments and also participates in the Housing Choice Voucher Program (Section 8). They are one of four public housing authorities in the state with both federally-subsidized and state-subsidized units. They have a total of 514 units under their management, the majority of which are elderly units (61%) and also manage 280 Section 8 units. SHA has been designated as a standard performer by HUD with regard to its federal units and high performer with regard to its Section 8 units.

The Town of Stratford does not have emergency shelter facilities for the homeless at the present time. The current inventory of housing for the homeless consists of the following units:

<u>Name</u>	<u>Type</u>	<u>Beds</u>
Stratford Coalition for the Homeless, Bethlehem House I and II	Transitional Family	35
Emerge, Inc. Transitional Housing I	Transitional Family	9
Permanent Housing I	Permanent Family	6
Hall-Brooke Behavioral Health Services Community Residential Services	Permanent Individual	2

The number of households experiencing housing problems clearly indicate the need to develop more affordable housing. Town staff have pursued two programs promoting transit-oriented development that would provide a number of different land uses at higher densities in close proximity to transit nodes that would likely include some aspect of affordable rental or for-sale housing in the mix.

Five-Year Strategic Plan

The identification of Stratford's priority housing and non-housing community development needs for the next five years is intended to address the three major objectives of the Community Development Block Grant Program. These objectives are:

- provide decent housing,
- provide suitable living environment, and
- expand economic opportunities.

Since the Town has limited community development and housing resources, the basic philosophy is to assist those segments of the community within limited clientele groups or residents of low- and moderate-income areas. The limited clientele groups are the elderly, the disabled, victims of domestic violence and residents of public housing. The low- and moderate-income areas are those areas where the percentage of persons earning less than 80 percent of the median income are within the highest 25 percent of all census block groups. Insofar as community and economic development projects can meet several different, yet complementary, community development objectives, they are more likely to be supported over those projects which meet but one objective or serve a small or segmented portion of the population.

Evaluation of Past Performance

Stratford reports on its progress towards the goals set in the Consolidated Plan and the yearly Action Plan in the Consolidated Annual Performance and Evaluation Report (CAPER). The Town has reported on four of the five years of the 2005-2009 Consolidated Plan. The fiscal year 2009-2010 CAPER is due to HUD on September 28, 2010.

The Town has had mixed success in achieving the priority housing and non-housing community development goals it set for itself over the last five years. While it has already far exceeded the five year goals with regard to rental housing assistance made available through the Stratford Housing Authority, completing repairs to nearly 240 units in only four years, it has not met its modest five unit objective for the development of housing for the homeless and will likely complete only two-thirds of the units it projected to complete in its Residential Rehabilitation Program (RRP). Conversely, it has met or exceeded its community development objectives with significant improvements made to several public facilities in Town.

The failure to reach some housing goals may be attributed to the unanticipated adverse impact which the transition from a Council-Manager to a "Strong Mayor" form of government had on the CDBG Program. The new Town Charter does not adequately address the role of the Department of Community/Economic Development and the programs for which it is responsible. In addition, less than one year into the 2005-2009 Consolidated Plan, the Department Director was laid off for budgetary reasons. Those programs which especially rely upon Community/Economic Development staff to meet their numbers, i.e., are labor-intensive and require significant document preparation and daily project monitoring, such as RRP and homeless housing development, suffered as a result. In spite of the sometimes volatile nature of this government transition, which has now coincided with the impact of the current recession on municipal government operations, the Town is pleased with the progress it did make toward its housing goals over the last five years.

With regard to its community development objectives, the Town met its stated goal of making several upgrades to community facilities such as Sterling House Community Center and the South End Community Center. The CDBG Program also adequately addressed all infrastructure improvements set before it for funding by the Town Engineer in support of the Capital Improvement Program. This included the Sidewalks Improvement Project, the Larkin Court Road

Reconstruction, several phases of improvements to Clover Field and completion of the first phase of the Birdseye/Stratford Academy Field Improvements Project. Infrastructure improvements begun during this period that take several years to fully fund and complete will be continued and completed during the next five years.

Five-Year Plan Objectives

The Town has established the following goals and objectives for the 2010-2014 period which have been described in greater detail in Table 1C, Transition Table 1C, and Table 2C²:

- DH 1.1 Reduce the number of very low- and low-income households which are forced to pay more than 30% of their income for housing.**
- DH 1.2 Provide increased physical accessibility enabling the frail elderly to “age-in-place” and disabled adults to live actively in the community.**
- DH 1.3 Increase home-ownership options for low-income households by investing in homeownership initiative units developed by Habitat and others.**
- DH 1.4 Address the needs of the Town’s homeless, those at risk of homelessness and other persons with special needs with rental subsidies and multi-family acquisition and rehabilitation financing.**
- DH 2.1 Preservation of existing affordable housing stock through moderate rehab of owner-occupied, income eligible, single-family properties.**
- SL 3.1 Undertake improvements to parks/ recreational facilities, senior/community centers, and other Town-owned facilities.**
- SL 1.1 In conjunction with Objective SL 3.1, determine priority treatment due to numbers of participants and those areas lacking accessibility.**

² Following HUD convention, the numbering system for the strategic plan objectives corresponds with the objective/outcome codes used in HUD’s Performance Measurement System. So, “DH1.3” refers to the third Town objective addressing improvement of the availability or accessibility of decent housing. See the chart below.

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

- SL 3.2 Emphasize infrastructure, particularly sidewalk, improvements in low- moderate-income neighborhoods.**
- SL 1.2 Assist those most in need, i.e., elderly, youth, disabled adults and those in need of family functioning supports.**
- SL 3.3 Support projects that achieve multiple housing and non-housing community development objectives and explore efforts to move redevelopment projects stalled by environmental or financing issues. Explore use of loan funding to assist in financing them.**
- SL 3.4 Identify blighted structures that are highly visible. Target those that impact commercial corridors or historic resources.**

Annual Action Plan

Each year, the Town prepares an Action Plan that details the projects and other activities to be carried out in the coming year to implement the long-term strategies and objectives described above. The Action Plan also provides information on anticipated resources and methods of allocation and implementation. The Action Plan is prepared using the application and citizen participation process set forth in the Town's Citizen Participation Plan. It was formulated in March 2010 and was reviewed during a 30-day public comment period that commenced April 1, 2010. A brief summary of the proposed activities for the 2010-2011 CD Yr. 36 Program Year follows on the next page:

Year 36 Action Plan Summary

<u>Activity</u>	<u>Allocation</u>	<u>Description</u>
Public Services		
South End Community Center	\$ 48,100	Location: 19 Bates Street-Funds for operation of the Center
Senior Services Outreach Coordinator	\$ 21,000	Location: 1000 West Broad Street-Full Time Outreach Coordinator
Stratford Health Department	\$ 18,900	Location: 150 Lincoln Street-staff hours Wooster School Based Health Center
Stratford Community Services	\$ 8,000	Location: 468 Birdseye Street-Expansion of Clinical Program
Center for Women and Families of EFC, Inc.	\$ 5,000	Location: 753 Fairfield Avenue, Bridgeport-Family Strengthening Services Program
Total Public Services:	\$101,000	
Housing		
Stratford Housing Authority Residential Rehabilitation	\$ 30,000	SHA Units - Vacant unit rehab
	\$100,000	Continuation of Residential Rehabilitation Program
Total Housing:	\$130,000	
ADA Improvements		
Disability Resource Center	\$ 5,000	Continuation of RAMP Program
Total ADA Improvements:	\$ 5,000	
Public Improvements		
Birdseye/Stratford Academy Field Improvements Project - Phase II	\$117,000	Location: Stratford Academy, 719 Birdseye Street, field improvements
Woodend Road Court Improvements	\$ 90,000	Location: Woodend Road - court and park improvements
Continuation of Sidewalk Improvements	\$ 44,463	Continuation of Sidewalk Improvements – Location: low-moderate income census block groups
Stonybrook Gardens Cooperative	\$100,000	Location: Cupheag Crescent Phase One-Water Distribution System Replacement
Stonybrook Gardens Cooperative	\$ 20,000	Location: 55 Singer Court - Design of Storm Water Drainage
Total Public Improvements:	\$371,463	
Planning and Administration		
Town of Stratford – Multiple Departments Management/Oversight of Program	\$ 5,000	Development of community driven blueprint for youth services.
	\$146,865	General Administration of program and activities.
Program Total:	\$759,328	

COORDINATING AND MANAGING THE PROCESS

Consultation 91.200(b)

The Community Development (CD) Subcommittee of the Economic and Community Development Commission (E CDC) has been designated as the lead agency for purposes of development of this Consolidated Plan. The CD Subcommittee is comprised of Town Council members, but has included in the past members of the general public, as well. The CD Subcommittee succeeded the former Community Development Agency in 2006 with the implementation of Stratford's new "strong mayor" form of government. The Subcommittee, working in conjunction with the Mayoral administration, is responsible for all aspects of community development planning and program implementation. In this role it coordinates various Town departments and agencies as well as local non-profit organizations in order to meet the objectives of the Consolidated Plan.

Several agencies are responsible for administering programs covered by this plan. These agencies include the Stratford Department of Community/Economic Development, the Stratford Housing Authority, Stratford Community Services, Stratford Senior Services, and the Stratford Health Department.

The consultation process by which this Consolidated Plan was developed included several specific actions. These actions included:

- A mailing to approximately 91 agencies, groups and organizations to inform them about the Consolidated Plan process and to request initial input as to needs and proposed activities. (See copy in Appendix A)
- Individual mailings sent to 22 social services agencies representatives including those who provide health services, fair housing services, services to the chronically homeless, and social services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and other homeless persons. (See copy in Appendix A)
- Individual meetings or telephone consultations with the following social services agencies representatives:

- Lisa Pippa, Director of Health and Andrea Boissevain, Assistant Director of Health to discuss community health needs and data related to lead-based paint hazards and poisonings.
 - Tammy Trojanowski, Assistant Director of Community Services; Denise Parent, Youth and Family Counselor; and Evelyn Castillo, Case Manager, to discuss social service needs and trends in Stratford among the general and special needs populations.
 - Ludwig Spinelli, Chief Executive Officer, Optimus Health Care, Inc. and Linda Smith, Manager, Stratford Community Health Center to discuss child and adult health needs in the community.
 - Joyce Platz, Executive Director of Hall-Brooke Behavioral Health Services Community Residential Services Division, to discuss special needs housing and, in particular, the resources available to address the needs of the chronically homeless.
 - William Bevacqua, Assistant to the Executive Director, ABCD, Inc. to discuss the weatherization and homelessness prevention and rapid rehousing services made available to Stratford residents.
 - Rudy Feudo, Executive Director, Greater Bridgeport Adolescent Pregnancy Program, Inc., to discuss the services available to persons with HIV/AIDS and their families in Stratford.
- An opinion survey taken of 121 Stratford residents at four community events during the summer and fall of 2009 (see survey form and results in Appendix A)
 - Two neighborhood informational meetings were held at the Stonybrook Gardens Cooperative Community Room and the Birdseye Municipal Complex.
 - The Community Development Administrator attended the October 26, 2009 Board Meeting of the Stratford Housing Authority to review the current plan and discuss priorities and objectives for the new plan 2010 to 2014.
 - A public hearing was held by the CD Subcommittee to solicit housing and community development needs.
 - A full application process was undertaken to solicit proposed activities for CDBG funding. (See copy in Appendix A)

- A copy of the proposed Consolidated Plan was distributed to interested agencies and organizations, adjacent communities and to the Greater Bridgeport Regional Planning Agency as well as the State Office of Policy and Management to gain regional and state input. (see copy in Appendix A)

Citizen Participation 91.200 (b)

The Town of Stratford has followed a written citizen participation plan in the development of this Consolidated Plan. A copy of the timetable of citizen participation activities, current as of the date of the May 10, 2010 Town Council meeting at which adoption of the plan is scheduled to occur, has been included in Appendix A. This process has included direct consultation with citizens and agencies, as noted in the Consultation section above, including neighborhood meetings in the areas of the Town where lower income persons reside and CDBG activities are generally carried out. Notices of these meetings were posted in nearby businesses and in the common areas of nearby public housing developments. The informational meeting at Stonybrook Gardens Cooperative was also advertised in the cooperative's monthly newsletter that is distributed to all 400 households in the cooperative. The CD Subcommittee conducted a public hearing on February 9, 2010 to solicit testimony on housing and community development needs. The notice of the public hearing provided instructions for disabled persons who needed special assistance to participate in the meeting. This Proposed Consolidated Plan was made available for a 30-day comment period running from April 2, 2010 to May 3, 2010. On April 21, 2010 the Town Council held a public hearing to provide citizens an opportunity to comment. Notice of this hearing was made by advertisement published in the general news section of the April 1, 2010 edition of ***The Stratford Star***, a local weekly distributed for free to every postal address in Stratford (A copy of this notice, along with other citizen participation public notices, may be found in Appendix A). In addition, the Proposed Plan was made available for review at several locations in Town and was distributed to interested agencies. The Proposed Plan also was made available for review on the Town's web site, www.townofstratford.com, under Community Development. Interested citizens could scroll over "Government" on the website masthead, scroll down to "Departments & Services," then scroll over to and click on "Community Development" to be brought to the Office of Community Development web page. A link to the Proposed Plan was placed near the top of the page. Its placement was supervised by the Computer Services Department and followed the format of other Town departments when displaying PDF files for downloading.

Technical assistance was provided to several Town agencies applying for funds either in the form of budget documents for ongoing projects requesting additional funding for future project phases or by informal face to face consultation with agency staff about activity eligibility and meeting national objectives.

Summary of Citizen Comments on the Plan

The Department of Community/Economic Development received one written comment on the proposed Consolidated Plan for 2010-2014 and Annual Action Plan during the 30-day public comment period that ended at the close of business on May 3, 2010. That comment was a letter from Kevin S. Nelson, Executive Director of the Stratford Housing Authority, dated April 16, 2010, offering his assessment of the Con Plan and the Housing Authority's assistance in its implementation. With regard to Program Year 36 funding, Mr. Nelson expressed his appreciation for the Housing Authority's vacant unit rehab project being included in the plan as it allows vacant units to be more quickly occupied by deserving low-income families and the elderly.

With regard to other comments received on the proposed Con Plan at the April 21, 2010 public hearing, all eight comments received were generally of a positive nature, expressing appreciation for the allocations made in the Annual Action Plan, with the exception of comments made by Mr. George Mulligan, 429 Housatonic Avenue, who took issue with the amount of CDBG funding, nearly 20% of the total and 24% of the amount made available for activities, that was devoted to management and administration of the program and asked that the Town find ways to reduce these costs.

Mr. Mulligan's comments were not accepted in the final proposed plan because the Town has already made significant efforts to limit program operational expenses within the Department of Community/Economic Development beginning with the lay off of the former Director of Community/Economic Development in May 2007. Efforts to reduce operational expenses this current program year include switching to less expensive publications, when feasible, for the publishing of required public notices under the program. Unlike other CDBG entitlement communities, Town General Fund monies do not support administration of the CDBG program and without these expenditures, the CDBG Program could not operate in Stratford. It should also be noted that while Stratford could have devoted up to 10% of its special allocation of CDBG funds made available through the Recovery Act (CDBG-R) to planning and administration, it set aside only 5% of its CDBG-R funding for that purpose.

A copy of the memorandum addressed to the Community Development Subcommittee on the comments received; a copy of Mr. Nelson's letter; and the minutes of the April 21, 2010 Town Council public hearing, including a roster of the members of the public who addressed the Council; has been included in Appendix A.

HOUSING AND HOMELESS NEEDS

Housing Needs 91.205

1) General Needs Assessment

Tables A and B Summary of Housing Assistance Needs and Housing Needs by Household Type present an estimate of Stratford households in need of housing assistance. These tables have been completed utilizing special tabulations of 2000 Census data and the American Community Survey 2005-2007 three-year estimates provided by HUD on the Internet and referred to as the Comprehensive Housing Affordability Strategy (CHAS) Data. For ease of reference, the CHAS data based on the more recent ACS estimates shall be referred to as "CHAS 2009," while the older CHAS data shall be referred to as "CHAS 2000." The tables which follow provide an estimate of need for various income groups and household types for both renters and owners. They provide the total number of households for each category as well as the percentage of each category with housing problems.³

In Tables A and B, the definition of households with housing problems includes a non-duplicative count of households that 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (a housing unit with more than one person per room); 3) have a moderate housing cost burden, including utilities, exceeding 30%, but less than 50% of gross income, or 4) have a severe housing cost burden, including utilities, exceeding 50% of gross income. Based upon this data, it is estimated that 1,564 extremely low, low, moderate, and middle-income renter households have housing assistance needs. The number of extremely low, low, moderate, and middle-income owner households in need of housing assistance is estimated at 5,090 households.

Examination of Stratford Housing Authority (SHA) waiting lists from 2009, found on page 20, presents a clear picture as to the housing needs of these families.

³ In general, however, when comparing estimates on renter households from the 2000 Census with estimates produced by either the 2005-2007 or 2006-2008 American Community Survey (ACS) three-year estimates, we found differences in those estimates to be statistically insignificant. This was due to the large margin of error associated with the ACS estimates and is also reflective of the small number of renters in Stratford, as a whole (only 19% of all households). In addition, a smaller sample size was taken to produce the ACS estimates compared to the 1 in 6 households surveyed to produce the 2000 Census estimates. Therefore, Table A data for renters, except for the percentages shown in the middle-income category, for which there is no CHAS 2000 data available, shows 2000 Census estimates. In addition, because CHAS 2009 data is incomplete, Table B presented here is based on CHAS 2000 data.

Table A
Summary of Housing Assistance Needs
Households Earning less than 95% of Median Family Income (MFI)
Stratford, Connecticut

	Renters		Owners		Total	
	No.	%	No.	%	No.	%
Households Earning Less Than 30% MFI (Extremely Low Income)	910		1,290		2,200	
with any housing problem	621	68%	1185	92%	1,806	82%
with moderate cost burden (30% to 50%)	178	20%	90	7%	268	12%
with severe cost burden (>50%)	443	49%	1,095	85%	1,538	70%
Households Earning 30.1 to 50% MFI (Low Income)	599		1,565		2,164	
with any housing problem	380	63%	1,200	77%	1,580	73%
with moderate cost burden (30% to 50%)	203	34%	440	28%	643	30%
with severe cost burden (>50%)	167	28%	760	49%	927	43%
Households Earning 50.1 to 80% MFI (Moderate Income)	791		3,205		3,996	
with any housing problem	337	43%	2,015	63%	2,352	59%
with moderate cost burden (30% to 50%)	258	33%	1,135	35%	1,393	35%
with severe cost burden (>50%)	29	4%	880	27%	909	23%
Households Earning 80.1 to 95% MFI (Middle Income)	452		1,405		1,857	
with any housing problem	226	50%	690	49%	916	49%
with moderate cost burden (30% to 50%)	0	0%	505	36%	505	27%
with severe cost burden (>50%)	0	0%	185	13%	185	10%
Households Earning More Than 95.1% MFI	1,125		8,545		9,670	
with any housing problem	90	8%	1,545	18%	1,635	17%
with moderate cost burden (30% to 50%)	90	8%	1,300	15%	1,390	14%
with severe cost burden (>50%)	0	0%	205	2%	205	2%
TOTALS - All Households in Stratford	3,877		16,010		19,887	
with any housing problem	1,654	43%	6,635	41%	8,289	42%
with moderate cost burden (30% to 50%)	729	19%	3,470	22%	4,199	21%
with severe cost burden (>50%)	639	16%	3,125	20%	3,764	19%

Source: CHAS 2000 Data and CHAS 2009 Data, Table 8

Table B - Housing Needs by Household Type

Name of Jurisdiction: Stratford CDP, Connecticut		Source of Data: CHAS Data Book		Data Current as of: 2000							
Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	
1. Household Income <=50% MFI	680	445	93	291	1,509	1,851	394	111	259	2,615	4,124
2. Household Income <=30% MFI	445	252	39	174	910	782	144	37	160	1,123	2,033
3. % with any housing problems	61.8	66.3	89.7	82.8	68.2	79.2	90.3	59.5	78.1	79.8	74.6
4. % Cost Burden >30%	61.8	66.3	89.7	82.8	68.2	79.2	90.3	59.5	78.1	79.8	74.6
5. % Cost Burden >50%	34.8	57.1	64.1	68.4	48.7	53.1	83.3	48.6	68.8	59	54.4
6. Household Income >30% to <=50% MFI	235	193	54	117	599	1,069	250	74	99	1,492	2,091
7. % with any housing problems	46.8	74.1	63	79.5	63.4	53.8	82	73	96	62.3	62.6
8. % Cost Burden >30%	46.8	74.1	44.4	79.5	61.8	53.8	82	54.1	96	61.3	61.5
9. % Cost Burden >50%	25.5	37.8	18.5	20.5	27.9	15.9	44	54.1	40.4	24.1	25.2
10. Household Income >50 to <=80% MFI	183	319	44	245	791	1,249	809	264	330	2,652	3,443
11. % with any housing problems	37.2	29.5	90.9	55.1	42.6	24.7	50.6	69.7	53	40.6	41.1
12. % Cost Burden >30%	31.7	29.5	0	55.1	36.3	24.4	50.6	58.7	53	39.4	38.7
13. % Cost Burden >50%	5.5	1.3	0	6.1	3.7	9.6	13.5	17	18.2	12.6	10.5
14. Household Income >80% MFI	174	659	110	634	1,577	2,374	5,923	1,174	1,204	10,675	12,252
15. % with any housing problems	19.5	9	13.6	4.6	8.7	10.7	14.2	22.9	20.3	15.1	14.3
16. % Cost Burden >30%	17.2	8.3	0	2.2	6.3	10.5	13.2	16.1	20.3	13.7	12.8
17. % Cost Burden >50%	0	0	0	0	0	0.4	1.4	0.9	0.3	1	0.9
18. Total Households	1,037	1,423	247	1,170	3,877	5,474	7,126	1,549	1,793	15,942	19,819
19. % with any housing problems	47	32.5	50.2	34.3	38	32.1	22.3	34.2	35.6	28.3	30.2
20. % Cost Burden >30	45.6	32.3	23.9	33	35.5	32	21.4	26.2	35.6	27.1	28.8
21. % Cost Burden >50	21.7	15.5	14.2	13.5	16.5	13.1	6	7.3	11.9	9.2	10.6

**Table C - Stratford Housing Authority: Housing Needs of Families on the Waiting List
Fiscal Year 2010**

	Federal Family		State Moderate Rental Family		Elderly & Disabled (Federal and State)		Public Housing Total		Sec. 8 Housing Choice Vouchers	
	#	%	#	%	#	%	#	%	#	%
Wait List Total	76		76		63		215		28	
Extremely low income <=30% AMI	53	70%	31	41%	53	84%	137	64%	21	75%
Very low income >30% but <= 50% AMI	22	29%	35	46%	8	13%	65	30%	7	25%
Low Income >50% but <80% AMI	1	1%	21	28%	2	3%	24	11%	0	0%
Families with children	64	84%	63	83%	0	0%	127	59%	19	68%
Elderly Families	2	3%	0	0%	12	19%	14	7%	1	4%
Families with disabilities	3	4%	1	1%	51	81%	55	26%	1	4%
White/Non-Hispanic	5	7%	7	9%	24	38%	36	17%	5	18%
Black/Non-Hispanic	48	63%	54	71%	26	41%	128	60%	17	61%
Hispanic	21	28%	14	18%	13	21%	48	22%	6	21%
Other Asian/Indian	2	3%	0	0%	0	0%	2	1%	0	0%
Characteristics by Bedroom Size										
0 BR	0	0%	0	0%	0	0%	0	0%		
1 BR	0	0%	11	14%	63	100%	74	34%		
2 BR	33	43%	26	34%	0	0%	59	27%		
3 BR	28	37%	30	39%	0	0%	58	27%		
4 BR	15	20%	9	12%	0	0%	24	11%		
5+ BR	0	0%	0	0%	0	0%	0	0%		
Is the waiting list closed?	Yes		Yes		Yes				Yes	
Total annual Turnover by Bedroom Size	4		13		39		56		5	
0 BR	0	0%	0	0%	0	0%	0	0%		
1 BR	0	0%	2	15%	39	100%	41	73%		
2 BR	0	0%	9	69%	0	0%	9	16%		
3 BR	3	75%	0	0%	0	0%	3	5%		
4 BR	1	25%	2	15%	0	0%	3	5%		
5+ BR	0	0%	0	0%	0	0%	0	0%		

From looking at the chart, most families in need of public housing are extremely low-income minorities with children in need of two or three bedroom units. These characteristics are even more pronounced among those families on the Section 8 waiting list. It should be noted that families on these waiting lists include families currently residing outside of Stratford.

Summary resident profiles of SHA's federal units (including Section 8) show similar information with 72% of the families in the federal units as of 2/28/10 being extremely low income. This contrasts with the income characteristics of tenants in SHA's State units where, in September 2008, only 42% of families had comparable incomes.⁴ This is explained by SHA's occupancy policy which shifts lower income families and seniors to federal waiting lists and units as those units have no minimum rent. The income characteristics of SHA residents clearly demonstrate that affordability is the prime housing need among this population and should continue to be for the foreseeable future.

a) Cost Burden

A further analysis of the nature of the housing need reveals that the predominant cause of need is cost burden. Within the income group earning less than 30% of median family income, 82% of the households have a housing problem, all 82% experiencing cost burden problems. Within the 31 to 50% of median family income group, 73% of the households have a housing problem, again, all of them experiencing cost burden problems. Within the 51 to 80% of median family income group, 59% of the households have a housing problem with nearly all 59% experiencing either a moderate or severe cost burden. Not surprisingly, as household income levels increase, the percentage of households with housing problems and the percentage of households with a cost burden decreases.

While not directly comparable with CHAS 2000 data, Table A does show that the number of owner households earning between 50.1% and 80% of median family income grew more than for any other income category over the last five to seven years. 63% of the homeowners in this group experience housing problems, a significant increase from the 41% who had housing problems shown in the CHAS 2000 data. Meanwhile, the situation of renters, in general, and of those at the lowest end of the income scale, seemed to stabilize in the five to seven year period since the 2000 Census.

⁴ Income breakdowns for households in SHA's State housing portfolio is taken from Table 09B of 2010-2015 State Long Range Housing Plan which uses a lower income threshold, less than 25% of area median income, to identify extremely low income rather than the federal standard of below 30% of median.

In 2000, 37.8% of all renters paid more than 30% of their income for housing, an indication of having at least one housing problem (moderate cost burden). While these percentages increased in the ACS three-year estimates for 2005-2007 and 2006-2008, because of the large margin of error associated with these estimates and the small sample size, these increases were not considered statistically significant. Indeed, for those renters with incomes at 30% or less of area median income, the percentage having housing problems, albeit a high 68%, remained unchanged when comparing the CHAS 2000 and the CHAS 2009 data. For this and the reasons mentioned in an earlier footnote, the Town feels confident that it has captured an adequate representation of cost burden among renters and owners in the community by having produced a “blended” Table A with both CHAS 2000 and CHAS 2009 data.

b) Severe Cost Burden

It is worth noting from examining Table A that the percentage of households, whether owner or renter, that have a severe cost burden is nearly equal to the percentage of those with a moderate cost burden. Severe cost burden, in general, is a problem for a significantly greater percentage of owner households than renter households across all income groups. The prevalence of severe cost burden among lower income owner households, especially, has likely contributed to the increase in home foreclosures in Stratford during this period.

c) Overcrowding

As described, cost burden and housing affordability is the greatest housing impediment to lower income residents in the Town. The Consolidated Plan rule requires analysis of households housed in overcrowded conditions (more than 1 person per room). Data on overcrowded conditions for all renter and owner households are presented in the following table.⁵ Overcrowding in owner-occupied households in the Town is minimal. According to Census 2000 statistics, only 1.3 percent of all owner-occupied households are overcrowded.

⁵ None of the changes to overcrowded conditions, or in the following subject area of substandard housing, shown in the 2005-2007 ACS data were statistically significant when compared to 2000 Census data. Because 2000 Census data were based on a larger sample size, that data is retained here to reflect a truer picture of overcrowded conditions and substandard housing in Stratford.

Incidence of Overcrowded Households

	Number of Households
All Renter Households	3,904
More than 1.00 occupants per room	111
% of total renter households	2.8%
All Owner Households	15,994
More than 1.00 occupants per room	203
% of total owner households	1.3%

Source: Census 2000 Summary File 3, Table H20

d) Substandard Housing

A common way in which to measure the presence of substandard housing is to note that housing which lacks complete plumbing facilities or complete kitchen facilities. In the Town of Stratford, 47 owner-occupied housing units and 14 renter-occupied housing units lack complete plumbing facilities. Looking at kitchen facilities, we find that 20 owner-occupied and 31 renter-occupied units lack complete facilities. Even assuming that the two measures provide mutually exclusive counts, the presence of substandard housing in the Town is almost negligible with only 0.4% of the owner-occupied units and 1.2% of the renter-occupied units being classified as “substandard.” (Source: Census 2000 SF3, Tables H48 and H51)

e) Categories of Persons Affected

It is required as part of the Consolidated Plan process that each community assess whether ethnic or racial minorities have a disproportionately greater need in comparison to the needs of the population as a whole. According to the Consolidated Plan regulations, a disproportionate need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole. For all owner households in Stratford, CHAS 2009 data reveals that 41.6 percent have a housing problem. This percentage stands at 59.8 for Black Non-Hispanic owner households and 54.7 for Hispanic owner households. The sample size for Asian households, whether owner or renter, was too small to register a statistically significant percentage. Nevertheless, these percentages do indicate that a disproportionately greater need for affordable housing does exist among Black and Hispanic owner households than for all owner households.

Because the CHAS 2009 data does not show statistically significant differences from the CHAS 2000 data for renter households, our analysis will use the CHAS 2000 data when examining disproportionate need for renter households. For all renter households in Stratford, 38.0 percent have a housing problem. It is 38.0 percent for Black Non-Hispanic renter households and 56.2 percent for Hispanic renter households.

From a review of these percentages, it can be seen that the housing needs of Hispanic households, whether they are renter or owner households, and for Black Non-Hispanic owner households are greater than those of non-minority households. A further look at the more detailed CHAS 2000 data for Hispanic households shows that over 91% of Hispanic renter households with incomes less than or equal to 50% of the median experience housing problems, albeit, this percentage represents only a total of 105 households.

f) Summary

The fact that Stratford has a relatively sound housing stock, in terms of physical condition, makes affordability more of an issue than structural condition. This trend has been evident for many years.

The significant increase since 2000 in the number of low and moderate-income homeowners with severe housing cost burdens and the disproportionately greater need among Black and Hispanic homeowners in the run-up to the burst of the housing bubble in 2007 likely contributed to the high number of foreclosures, compared to the State as a whole, that Stratford experienced over the last three years.⁶ With tightening mortgage and credit markets and decreased property values resulting in a shrinking tax base, one may expect over the next five years, that the “haves” will continue to leave Stratford, leading to an even greater burden upon those unable to leave, low- and moderate-income homeowners, who increasingly cannot afford alternatives or who find themselves “underwater” on their properties. More will be said about this in the Housing Market Analysis section, but it appears that extremely low- to middle-income homeowners with housing problems will continue to increase at greater rates than any other income category, whether renter or owner, in Stratford.

⁶ Using aggregated mortgage status data from the ACS 2006-2008 three-year estimate as a proxy for the number of mortgages and CHFA data on lis pendens and foreclosure deeds filed, yields a foreclosure action rate, the percentage of mortgages for which one or more foreclosure actions have been filed, of 2.7% for Stratford and 2.2% for Connecticut in 2008. In 2009, the foreclosure action rate was 3.6% for Stratford and 3.4% for the state.

Homeless Needs 91.205 (c)

Needs of Sheltered and Un-Sheltered Homeless

In January 2009, the Greater Bridgeport Area Continuum of Care (GBACoC) participated in the third annual statewide count of both unsheltered and sheltered homeless individuals and families. Spearheaded by the Connecticut Coalition to End Homelessness, the Reaching Home Campaign of the Partnership for Strong Communities and the Corporation for Supportive Housing, *CT Counts 2009* followed a coordinated survey methodology, developed by social scientists at the University of Pennsylvania, designed to identify the locations that homeless persons were most likely to be found. The table which follows depicts the regional analysis of gaps in shelter and services for homeless families and individuals. As shown, the greatest need as determined by the Continuum was for permanent supportive housing as opposed to transitional housing and additional emergency shelter facilities.

**Table 1A
Homeless and Special Needs Populations**

Continuum of Care: Housing Gaps Analysis Chart

	Current Inventory in 2009	Under Development in 2009	Unmet Need/ Gap
--	---------------------------	---------------------------	-----------------

Individuals

Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	90	0	10
	Transitional Housing	148	0	10
	Permanent Supportive Housing	400	40	167
	Total	638	40	187

Persons in Families With Children

Beds	Emergency Shelter	110	0	13
	Transitional Housing	79	0	15
	Permanent Supportive Housing	360	120	7
	Total	549	120	35

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Example:	75 (A)	125 (A)	105 (N)	305
1. Homeless Individuals	69(N)	75(N)	42(E)	186
2. Homeless Families with Children	18(N)	20(N)	2(E)	40
2a. Persons in Homeless Families with Children	58(N)	67(N)	4(E)	129
Total (lines 1 + 2a)	127^a	142	46	315
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
1. Chronically Homeless	25		24(E)	49
2. Severely Mentally Ill	89		22	111
3. Chronic Substance Abuse	115		31	146
4. Veterans	47		9	56
5. Persons with HIV/AIDS	5		5	10
6. Victims of Domestic Violence	10		0	10
7. Unaccompanied Youth	0		0	0

*Numbers reflect needs as determined by the Greater Bridgeport Area Continuum of Care for the Greater Bridgeport Area.

Source: CT Counts 2009. Data presented in second chart is based on either an enumeration (N) or an estimate (E).

Because of Stratford's random selection to participate in the AHAR (HUD's Annual Homeless Assessment Report to Congress), a detailed estimate is available of the number of Stratford families residing in transitional housing for the homeless. For the most recent period for which data is available (the year ending 9/30/2009) the Town was shown to have, on an average night, 32 people in seven families residing in transitional housing for families. This did not include families in supportive transitional housing for victims of domestic violence, which, from APRs and HUD NOFA Housing Inventory Charts, is estimated to be nine (9) people in three families. These figures have likely remained constant as they represent the current bed capacity of supportive transitional housing in Stratford.

From the 2009 Statewide Point-in-Time Count, a total of 17 individuals and 3 adults in families noted Stratford as their last town of residence. The majority of these persons, eight individuals, were found sheltered in the Norwalk-Fairfield County CoC. Seven persons, four individuals and three adults in families, were found in the Greater Bridgeport Area Continuum of Care area cities and towns of Bridgeport, Stratford, and Fairfield.

Subpopulations and Demographic Characteristics of the Homeless

Because of the detail available about homeless subpopulations in the 2009 AHAR, discussion of this topic will focus on the AHAR information about Stratford. As mentioned earlier, the Town averaged a total of 32 people in seven families residing in supportive transitional housing at any given time during the year ending 9/30/2009. Over that entire year 42 persons, 15 adults and 27 children were homeless. Exhibit 3.1 from the AHAR on the following page reveals some of the demographic characteristics of this population.

Exhibit 3.1 Demographic Characteristics of Sheltered Homeless Persons

Reporting Year: 10/1/2008 - 9/30/2009

Site: Stratford (CT)

Characteristics	Persons in Families in Emergency Shelters	Persons in Families in Transitional Housing	Individuals in Emergency Shelters	Individuals in Transitional Housing
Number of Sheltered Homeless Persons¹	0	42	0	0
Number of Sheltered Adults²	0	15	0	0
Number of Sheltered Children	0	27	0	0
Gender of Adults				
<i>Female</i>		73%		
<i>Male</i>		27%		
<i>Unknown</i>		0%		
Gender of Children				
<i>Female</i>		56%		
<i>Male</i>		44%		
<i>Unknown</i>		0%		
Ethnicity				
<i>Non-Hispanic/non-Latino</i>		98%		
<i>Hispanic/Latino</i>		2%		
<i>Unknown</i>				
Race				
<i>White, non-Hispanic/non-Latino</i>		10%		
<i>White, Hispanic/Latino</i>		0%		
<i>Black or African American</i>		64%		
<i>Asian</i>		0%		
<i>American Indian or Alaska Native</i>		0%		
<i>Native Hawaiian or other Pacific Islander</i>		0%		
<i>Several races</i>		19%		
<i>Unknown</i>		7%		
Age				
<i>Under 1</i>		5%		
<i>1 to 5</i>		14%		
<i>6 to 12</i>		29%		
<i>13 to 17</i>		17%		
<i>18 to 30</i>		19%		
<i>31 to 50</i>		14%		
<i>51 to 61</i>		0%		
<i>62 and older</i>		2%		
<i>Unknown</i>		0%		

Characteristics	Persons in Families in Emergency Shelters	Persons in Families in Transitional Housing	Individuals in Emergency Shelters	Individuals in Transitional Housing
Persons by Household Size				
<i>1 person</i>		0%		
<i>2 persons</i>		5%		
<i>3 persons</i>		14%		
<i>4 persons</i>		10%		
<i>5 or more persons</i>		71%		
<i>Unknown</i>		0%		
Veteran (adults only)				
<i>Yes</i>		0%		
<i>No</i>		100%		
<i>Unknown</i>		0%		
Disabled (adults only)				
<i>Yes</i>		33%		
<i>No</i>		67%		
<i>Unknown</i>		0%		

¹ This is the number of sheltered homeless persons from your community's raw data. These numbers do not include persons that are served by "victim service providers," including rape crisis centers, battered women's shelters, domestic violence transitional housing programs, and other programs whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking.

² This is the number of sheltered homeless adults from your community's raw data. These numbers do not include persons that are served by "victim service providers," including rape crisis centers, battered women's shelters, domestic violence transitional housing programs, and other programs whose primary mission is to provide services to victims of domestic violence, dating violence, sexual assault, or stalking.

The AHAR data is silent on the service needs of the homeless and those at imminent risk of homelessness. For this information, we can turn to the CT Counts 2009 PIT Count data for the Bridgeport region. The following chart provides information on selected service characteristics of this population:

	Sheltered		Unsheltered
	Single Adults, %	Adults in Families, %	Single Adults, %**
Has income	50	78	14
Does not have income	38	20	50
Has health insurance	72	98	43
Does not have health insurance	10	0	14
Hospitalized for mental health	45	10	56
Ever in hospital, detox or rehab for substance abuse	75	12	67
Need help with a substance abuse issue now	37	5	44
Receiving substance abuse services now	57	15	0
Have a health condition that limits ability to work, get around, care for self or otherwise take care of your needs	46	17	62
Ever told that have HIV or AIDS	3	2	11

**Limited information available about only two unsheltered adults in families that were counted, so column with that information has not been presented here.

CT Counts 2009 also identified the chronically homeless. HUD defines the chronic homeless as unaccompanied homeless individuals with a disabling condition who have been either continuously homeless for a year or more or have had at least four episodes of homelessness in the past three years. In defining the chronically homeless, the term “homeless” means “a person sleeping in a place not meant for human habitation or in an emergency homeless shelter.” Using these definitions, CT Counts 2009 identified a total of 49 persons, or 26% of all sheltered and unsheltered homeless in the Bridgeport area as being chronically homeless.

Regarding homeless victims of domestic violence, within Stratford itself, three adults and six children were reported as living in supportive transitional housing reserved for victims of domestic violence at the time of the CT Counts 2009 PIT Count. For the whole Bridgeport area that same survey records that 15% of the sheltered adults in families noted domestic violence as a reason for their current episode of homelessness. This percentage jumps to 21% when looking at the Statewide data. It should be remembered, however, that domestic violence victims may be anywhere in the Continuum of Care system and that national statistics often point to 50% of the homeless being victims of domestic violence. Domestic violence affects all social and economic levels. Many battered women are forced to leave higher economic status and because of poor or undeveloped

job skills are able to earn only low to moderate wages leading to limited housing choice or homelessness.

Needs of Persons Threatened with Homelessness

As shown in Table A, Summary of Housing Assistance Needs, there are an estimated 443 renter households in Stratford with incomes less than 30% of median family income who are paying over 50% of this income for housing. This income level and housing cost burden places these households at risk of becoming homeless. This risk also exists for homeowners where 1095 owner households earning less than 30% of median family income are paying over 50% of income for housing.

The Assistant Director of Community Services for Stratford identified the most serious at risk population as those households at risk of losing either their home or lease because of the loss of a job or the restructuring of job or other financial setback. The most prevalent problems or needs presented to Community Services staff were, in order:

1. Housing, need for affordable housing
2. Security deposit for rental housing
3. Rental assistance or subsidy
4. State assistance/welfare
5. Food stamps

Stratford Community Services and Senior Services process federal Low-Income Home Energy Assistance Program applications for the area's community action agency, ABCD, Inc., located in Bridgeport. Stratford residents are free to apply directly in Bridgeport. For those applying in Stratford, the number of applications for energy assistance over the past year was in the 500 range; the number of elderly applications for energy assistance was 800. The trend is for people to stay in place due to the lack of wage growth and to maintain their residences.

In examining the income profiles of the families for which they provide counseling, Community Services staff has determined that over 50 percent are eligible for State assistance (TANF).

In addition to these at-risk populations, according to the Director of Community Services, the number of individuals or family groups doubling-up with family or friends is a large at-risk population. The CT Counts 2009 Point-in-Time survey of the homeless, however, identified only five percent (5%) of the sheltered

population and seven percent (7%) of the unsheltered population in this situation throughout Bridgeport, Stratford and Fairfield within the last 30 days before the time of the count. Statewide, the percentages were 10 and 11 percent, respectively. Differences between local perception of the problem and these statistics may be because detailed information is often difficult to access on these households due to the very nature of their housing situation. Doubling up is in violation of many leasing agreements and these households are reluctant to give out information and have themselves identified for fear of losing their shelter if discovered.

Non-homeless Special Needs 91.205 (d) including HOPWA

Within the Town of Stratford there are a number of persons who are not homeless, but require supportive housing. These populations include the elderly, the frail elderly, persons with severe mental illness, the developmentally disabled, the physically disabled, those suffering or recovering from substance abuse, persons with HIV/AIDS and their families, and so-called, "hard-to-house" public housing residents.

We used CHAS 2000 and 2009 data, SOCDs CHAS data, and national standards in an attempt to estimate supportive housing needs of these populations. Estimates of special needs populations needs and the methodologies used to develop these estimates are described below.

Elderly - According to Table B, Housing Needs, Stratford has 680 Elderly 1 & 2 member renter households with very low incomes (0-50% MFI) and an additional 183 elderly renter households with low incomes (51-80% MFI). It is estimated that the 680 elderly renter households with very low income levels are most likely in need or will be in need of some type of supportive housing. Cost burden over 30% currently exists for 57% of these households. Therefore, it can be assumed that these households are in need of some type of financial support at a minimum.

With regard to the housing needs of elderly homeowners, we referred to Table 5 of the CHAS 2009 data. That data identified 315 elderly owner households with very low incomes (0-50% MFI) and an additional 190 elderly owner households with low incomes (51-80% MFI) who demonstrated housing problems. In comparing the CHAS 2000 and CHAS 2009 data for elderly households, we found that for the 51-80% income category, the number of those households who experienced a housing problem increased 68% between 2000 and the 2005-

2007 period. This was the only income category for which an increase in housing problems, i.e., an increase in moderate or severe cost burdens, was statistically significant during this period.

As in 1999 and 2004, as part of its citizen participation process, the Town surveyed seniors in the fall of 2009 about their current housing status, future changes in housing status and the services needed by the individuals desiring to age in place. A total of 24 seniors were surveyed at various events in Town (see Citizen Participation discussion on p. 3). Regardless of tenure status and whether they lived alone or with family members, Stratford seniors nearly unanimously expressed a desire to stay in their current homes. Of the 30% who expressed some possibility of changing their housing arrangements, most indicated they were considering downsizing to an apartment or condominium from their current single-family home. One half of the respondents indicated the need for some support services to help them remain in their current home. 75% of these expressed help needed with home maintenance. 42% of these expressed help needed with chores, such as shopping, laundry, or preparing meals.

Frail Elderly - According to 2009 CHAS data estimates, Stratford has 3,570 “extra-elderly” households. These are elderly-headed households with at least one member who is age 75 or older. Because of the special care often needed by these households, the number of extra-elderly households is a good proxy for the number of frail elderly in Stratford. Those elderly on limited or fixed incomes have few supportive housing options available to them to address special care needs. We could therefore identify those frail elderly in need of supportive housing by determining the number of extra-elderly who earn less than 50% of median income who exhibit some type of “housing problem.” As mentioned before, by HUD’s definition, a “housing problem” could mean either a household experiencing a cost burden in excess of 30% of their income and/or one living in substandard housing conditions. Stratford’s experience is that most “housing problems” are ones of cost burden. 1,235 or 35% of extra-elderly households with incomes below 50% of median family income have “housing problems.”

Severely Mentally Ill - According to the most general national estimate, one percent (1%) of the adult population meets a definition of severe mental illness. Applying this estimate to Stratford's 38,470 persons 18 years of age and older in 2000 results in an estimate of 385 individuals with severe mental illness. A further estimate, provided in the CHAS handbook is that approximately 9% of patients entering a State mental hospital are either homeless or in potential

danger of being homeless. Although it is difficult to make a prediction based upon Stratford's mentally ill population estimate, by applying this 9% figure to the 385 individuals it can be assumed that approximately 35 severely mentally ill persons are either homeless or threatened with homelessness and may need supportive housing.

Developmentally Disabled - The 2000 Census long form asked, of a sample of the population 5 years of age and over, whether a person had a physical, mental or emotional condition lasting six months or more that made it difficult to perform activities involving learning, remembering, or concentrating. A positive response was indicative to the Census Bureau of the presence of a mental disability. Further refinement of the definition associated with this question in the Census Bureau's American Community Survey indicates that such persons should be regarded as having a developmental disability. Using this refinement, 1,823 persons in Stratford, age 5 and over, are developmentally disabled.

The need for supportive housing would depend not only upon income but also upon the level of disability. But knowing that most housing problems are ones of cost burden and that those with the lowest incomes have the highest percentage of cost burdens, a look at those persons for whom poverty status is determined who also have a disability can lead us to an estimate of the number of developmentally disabled persons needing supportive housing. 763 persons, out of the 46,672 persons in Stratford for whom poverty status is determined, have a disability, or 1.6%. Applying this percentage to the total number of those with a developmental disability yields an estimate of 29 persons in Stratford who are developmentally disabled and in potential need of supportive housing.

Physically Disabled – CHAS 2009 estimates include a table illustrating the housing needs of disabled households. "Disabled" is based on a broad definition from the ACS questionnaire that references those who have mobility or self-care limitations based on physical, mental or emotional disabilities. The 2000 Census counted 3,744 persons over 5 years of age with a physical disability in Stratford. The CHAS 2009 data estimates 2,270 disabled households. Because the latter figure is a household figure and not a count of persons, we will use it as a reasonable proxy for accurately identifying physically disabled households. Nevertheless, the number of disabled households decreased significantly from 2000 to the 2005-2007 period, from 3,601 to 2,270 households, a 59% drop. The CHAS 2009 tables estimate that 800 of these households have incomes less than 50% of area median income and experience housing problems.

To assist in providing independence to physically disabled individuals, the Disability Resource Center of Fairfield County, which is based in Stratford, provides accessibility improvements for the homebound disabled. The Resources to Actualize Mobility Program (R.A.M.P.) receives CDBG funds through the Town. These funds are utilized to construct ramps for people with disabilities.

Alcohol/Other Drug Addicted – Data on the number of those suffering from alcohol or other substance abuse are available on a statewide basis. The National Survey of Substance Abuse Treatment Services administered by the Office of Applied Studies, Substance Abuse and Mental Health Services Administration, Department of Health and Human Services offers point-in-time information on the number of clients in treatment at alcohol and drug abuse facilities in the state. In Connecticut, 93% of the treatment facilities responded to the latest survey conducted on March 31, 2008. 22,959 persons age 18 and over were in outpatient treatment throughout the State on that date. As a percentage of all persons age 18 and older in the State according to the 2008 American Community Survey estimate, this figure represents 0.85% of the state's population age 18 and over. Applying this percentage to the 18 and over population of Stratford in 2000 (the 18 and over population for the 2005-2007 ACS three-year estimate not being statistically significant) yields a total estimate of 327 alcohol/other drug addicted persons. Multiplying this amount by the percentage of renter households with incomes less than or equal 50% of median income who experience a housing problem out of all households, which is 5%, yields an estimate of 16 persons in Stratford who have an alcohol or drug addiction who may be in need of supportive housing.

Persons with HIV/AIDS and their families – The Connecticut Department of Public Health HIV/AIDS Surveillance program estimates that as of December 31, 2009, there were 96 persons in Stratford living with HIV/AIDS. A Connecticut AIDS Resource Coalition survey from 2004 indicated that for Fairfield County, 26% of all people living with HIV/AIDS have been without a permanent address at least once in a year. Therefore, a local estimate of 25 individuals needing housing assistance at any one time has been used.

While the provision of supportive housing tailored to the lifestyle needs of each of the above special needs groups would be beneficial, most housing advocates agree that just the creation of basic affordable and accessible housing, appropriate for all types of low, moderate and/or special needs households would better serve the Town. See attached Table 1B below and Table 1C on page 61.

Further breakdown on the type or extent of limitation and specific local data on particular special needs populations is not available at this time. If more accurate locally-derived data becomes available it will be incorporated into the Town's strategy.

**Table 1B
Special Needs (Non-Homeless) Populations**

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Goals
Elderly	H	893	\$16,074,000	135
Frail Elderly	H	1235	22,230,000	35
Severe Mental Illness	L	35	630,000	
Developmentally Disabled	L	29	522,000	
Physically Disabled	M	800	14,400,000	8
Persons w/ Alcohol/Other Drug Addictions	L	16	288,000	
Persons w/HIV/AIDS	L	25	450,000	
Other				
TOTAL		3033	\$54,594,000	178

Lead-based Paint 91.205 (e)

The Housing and Community Development Act of 1992 requires that all communities assess the hazards of housing-related environmental concerns for low- and very low-income households. Lead-based paint within housing units is an area that needs to be assessed. The Town of Stratford has not undertaken a specific survey to determine the extent of lead-based paint hazards within housing units particularly those occupied or those which have the potential to be occupied by children. In the past, in order to arrive at some estimate of the number of units in Stratford occupied by low and very-low income households with the potential for lead-based paint hazards, a methodology based upon the age of housing and the percentage likely to contain lead has been employed. As part of CHAS 2009 special tabulation of ACS data, HUD has provided towns with estimates of the number of pre-1980 housing units that were occupied by children under age six. This number, 2,360, was previously unavailable from Census data and is a good estimate of the number of units occupied by

extremely low-, low-, and moderate-income families that are at risk for lead paint poisoning in Stratford. Using the previous methodology on the age of the housing stock with the new CHAS 2009 estimates actually yielded an estimate higher than that of last Con Plan, which is counter-intuitive as the passage of time since lead paint was banned in 1979, should lead to a smaller number of households being at risk for lead poisoning.

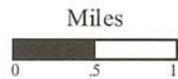
The attached map shows areas where lead poisoning risk is highest.

TOWN OF STRATFORD, CONNECTICUT

RISK OF LEAD POISONING

LEGEND

-  High Risk
-  Medium Risk
-  Low Risk
-  Roads
-  Highways
-  Railroads



HOUSING MARKET ANALYSIS

Housing Market Analysis 91.210

Community Description - Background and Trends

The Town of Stratford, located on the southeastern edge of Fairfield County, experiences both the benefits of being located within one of the wealthiest counties in the nation and the drawbacks associated with being an urban community in the Northeast. Like many other urban communities, Stratford is faced with providing housing, community services and general assistance to its residents with limited funds and resources. The following sections describe the demographic and socio-economic characteristics of the Town.

Demographics - Low Income and Racial/Ethnic Concentration

The table which follows depicts data from the 1990 and 2000 Census and the American Community Survey, 2005-2007 three-year estimate.

Table D
Demographic Characteristics
1990 to 2005-2007

	1990 Census Data	2000 Census Data	2005- 2007 ACS est.	% Change 1990 to 2000	% Change 2000 to 2005-2007
Race/ Ethnicity					
White (Non-Hispanic)	43,268	40,327	37,127	-6.8%	-7.9%
Black (Non-Hispanic)	3,814	4,765	7,268	24.9%	52.5%
Hispanic (all races)	1,771	3,399	6,216	91.9%	82.9%
Native American (Non-Hispanic)	72	60	64	-16.7%	6.7%
Asian & Pacific Islander (Non-Hispanic)	396	703	989	77.5%	40.7%
Other (Non-Hispanic)	68	91	52	33.8%	-42.9%
Population of two or more races in combination (Non-Hispanic)**	N/A	631	427	N/A	-32.3%
Total Population†	49,389	49,976	48,946	1.2%	-2.1%

** For the first time in 2000, Census respondents could indicate belonging to more than one race

† Total Population figure for 2005-2007 is the estimate from the Census Bureau's Population Estimates Program as of July 1, 2006. The Census Bureau regards this estimate as a more accurate reflection of the actual population at a point in time, rather than the ACS three-year estimate

Demographic data from the last 17 years paint a picture of Stratford that continues to show marginal increases and decreases in overall population over certain periods, but which is becoming increasingly more diverse. The population in Stratford decreased from 49,389 in 1990 to 48,946 in 2006 a slight 0.9% decrease, in spite of continued, unabated losses in the majority, White, Non-Hispanic population. This was because Stratford's minority population continued to increase at a rapid pace. The Hispanic population grew from 3,399 persons in 2000 to 6,216 persons in 2005-2007, an 82.9% increase in just the first five to seven years of this decade that closely matches the 91.9% increase in this population group during the entire 1990s. While the 2005-2007 ACS data is not based on a 100% count of the population, as were the previous decennial censuses, and is only an estimate, it is illustrative of how Stratford continues to become more racially and ethnically diverse.

For the first time in the last census, respondents could note whether they belonged to more than one race. The overwhelming majority of Stratford residents, 99%, indicated that they belonged to one race. For this reason, and in order to simplify the analysis, the demographic data presented will be based on persons who considered themselves a member of only one race. Minority characteristics by race for the Town show that between 2000 and 2005-2007, the Black Non-Hispanic population increased by 52.5% from 4,765 to 7,268 persons, the Asian/Pacific Islander population increased by 40.7% from 703 to 989 persons, and the American Indian/Eskimo/Aleut population increased by 6.7% from 60 to 64 persons. As mentioned above, the White Non-Hispanic population decline continued during the period at basically the same pace from 40,327 to 37,127 persons, a 7.9% decrease.

(Because intercensal data is not available on Stratford's census tracts, the following analysis of the geographic distribution of population change is based on the latest data available on Stratford's census tracts from the 2000 Census. Insofar as the above analysis, however, reinforces the idea that population trends evident in the 1990s continued well into the new century, one could assume similar trends continuing into the 2000s with regard to population distribution.)

Six of Stratford's 12 census tracts (the Town lost one census tract from the 1990 census as Tract 803 was consolidated into Tract 804) gained population in 2000. Four tracts – Tracts 801, 802, 812, and 813 – saw significant percentage increases of 5.0, 11.8, 2.9, and 7.4%, respectively, beyond Stratford's marginal population growth of 1.2%. This may be attributable to the strong housing submarkets in these areas over the decade and increases in new housing

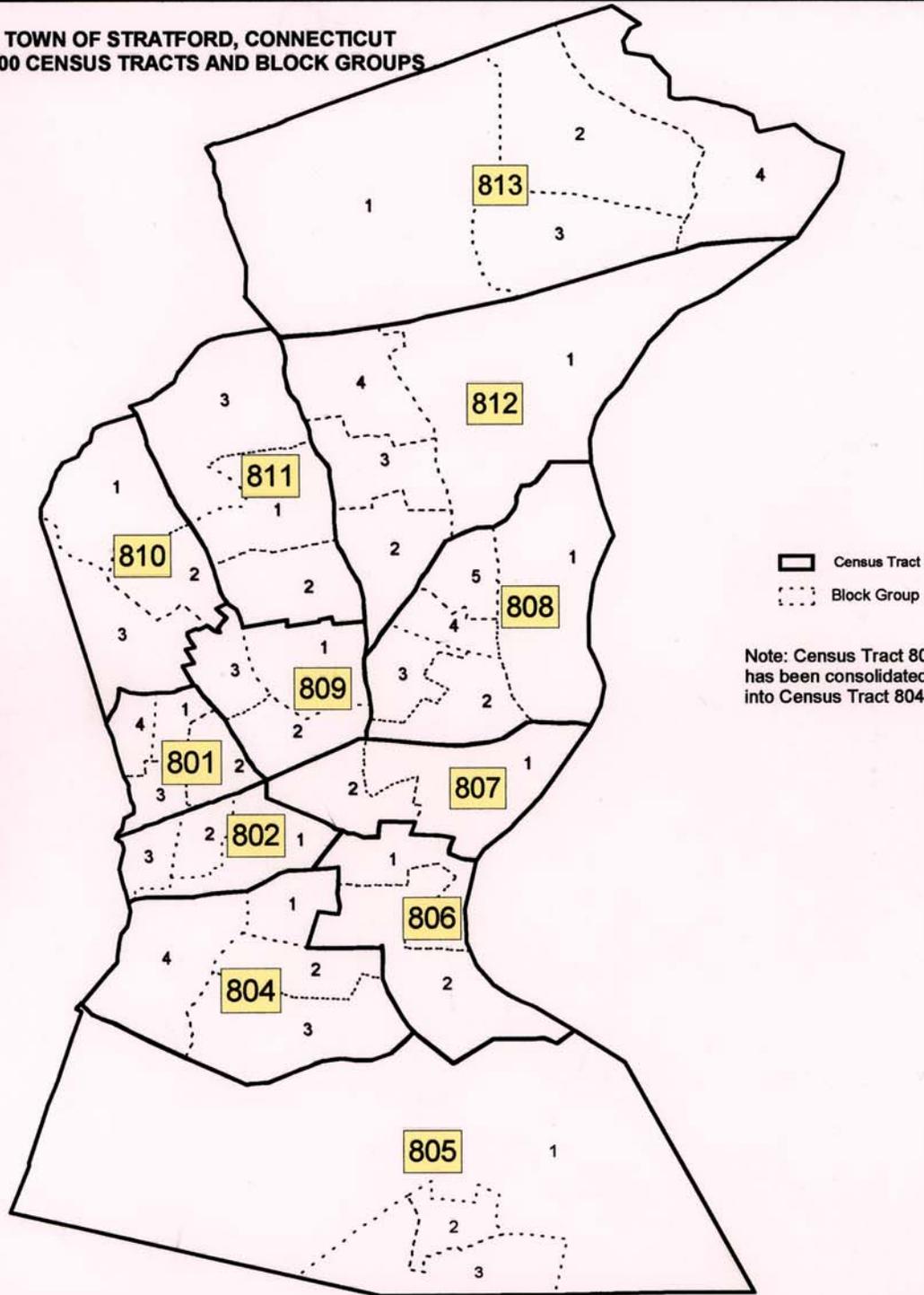
development, especially in Tracts 812 and 813. Additional housing units only explain roughly a third of the increase in population in Tract 802, however, which is the tract that saw the largest numerical and percentage increase in population. The number of vacant units increased marginally in this census tract over the decade while the number of persons in occupied housing units, both owner- and renter-occupied, increased significantly suggesting that families are doubling up or older children are staying at home longer as the price of housing prevents them from entering the housing market.

Growth in minority population occurred throughout all of Stratford during the 1990's. However, as shown on the attached map, Census Tracts 801, 802 and 804 had the highest concentration of total minority population. These three tracts have minority populations higher than the town-wide percentage of 19.3%. The Town's Hispanic population, although dispersed throughout the Town, is concentrated in Tracts 801, 802, and 804. The Black population, which is the Town's largest minority population, is heavily concentrated in Tract 804. Although it represents less than 2% of the total Town population, the Town's Asian/Pacific Islander population is concentrated in Tracts 801, 802, 804, 809, and 813.

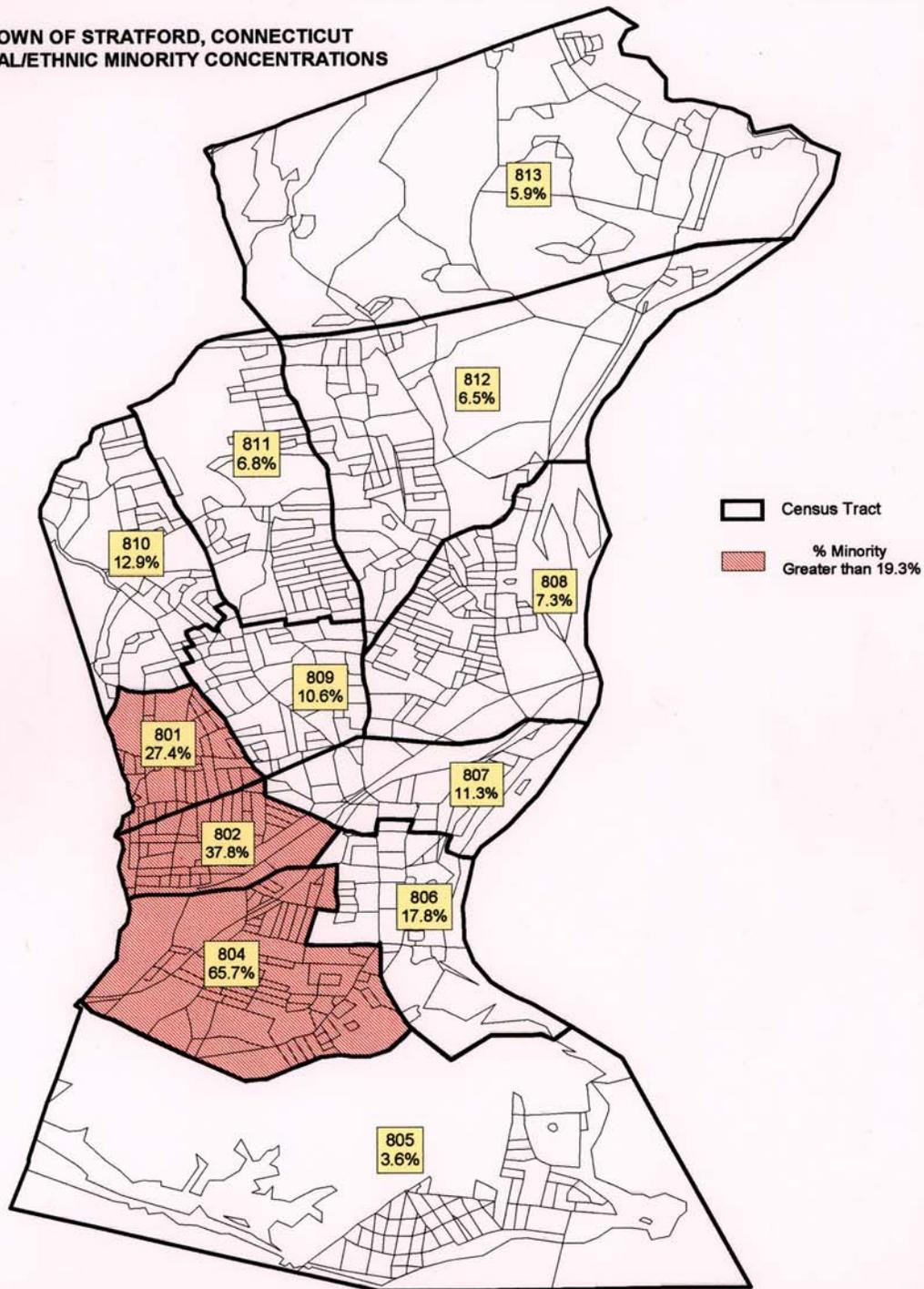
Table E
Racial and Ethnic Minorities

Census Tracts	Population	Non-Hispanic White	%	Non-Hispanic Black	%	Hispanic	%	All Other	%
801	4,272	3,101	72.6%	427	10.0%	564	13.2%	180	4.2%
802	3,998	2,486	62.2%	650	16.3%	678	17.0%	184	4.6%
804	5,932	2,036	34.3%	2,814	47.4%	734	12.4%	348	5.9%
805	3,358	3,236	96.4%	13	0.4%	50	1.5%	59	1.8%
806	2,320	1,908	82.2%	177	7.6%	164	7.1%	71	3.1%
807	1,981	1,758	88.7%	55	2.8%	119	6.0%	49	2.5%
808	4,701	4,357	92.7%	72	1.5%	166	3.5%	106	2.3%
809	4,715	4,217	89.4%	105	2.2%	268	5.7%	125	2.7%
810	4,217	3,671	87.1%	210	5.0%	218	5.2%	118	2.8%
811	4,548	4,240	93.2%	104	2.3%	153	3.4%	51	1.1%
812	5,039	4,710	93.5%	86	1.7%	175	3.5%	68	1.3%
813	4,895	4,607	94.1%	52	1.1%	110	2.2%	126	2.6%
Total	49,976	40,327	80.7%	4,765	9.5%	3,399	6.8%	1,485	3.0%

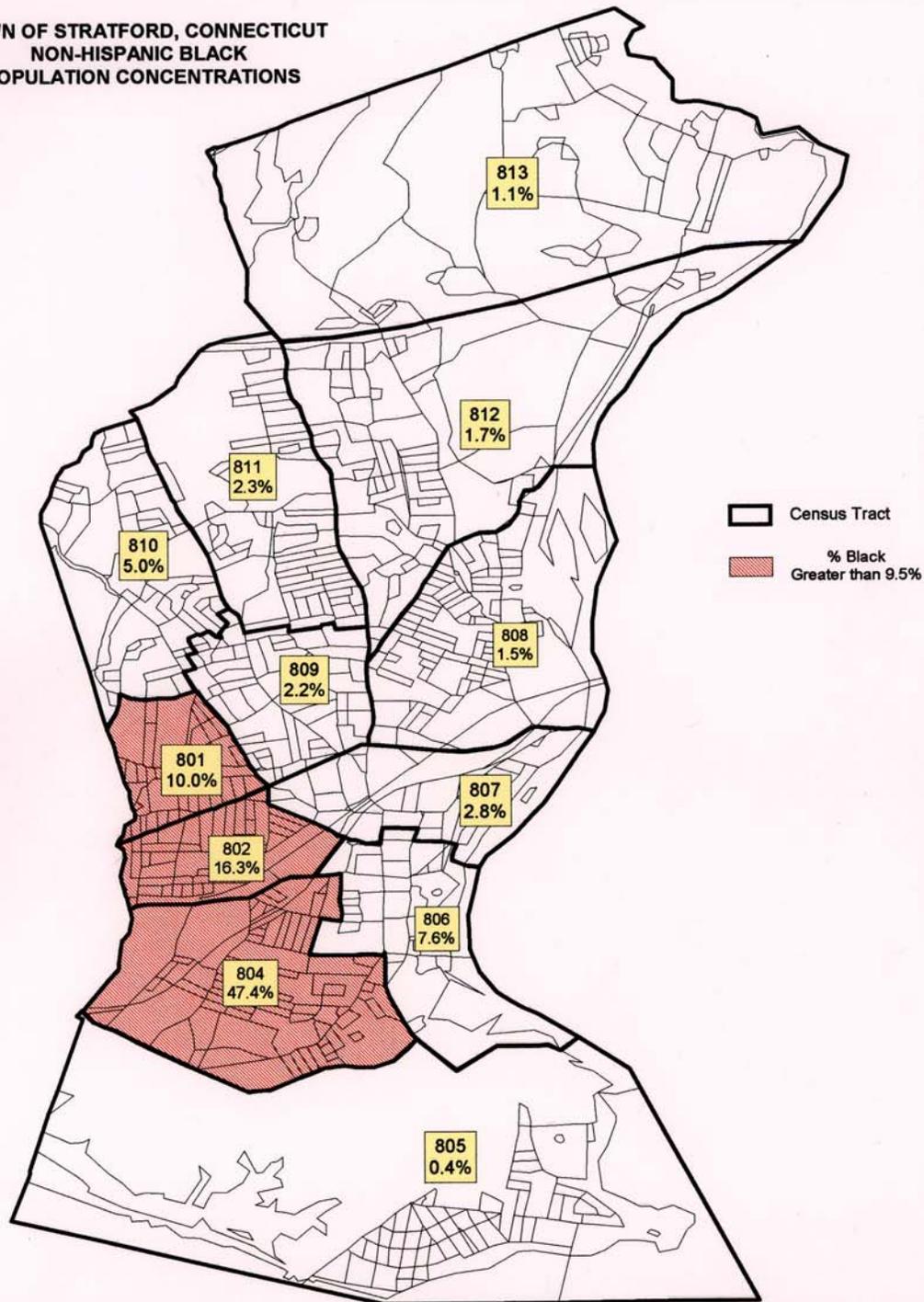
**TOWN OF STRATFORD, CONNECTICUT
2000 CENSUS TRACTS AND BLOCK GROUPS**



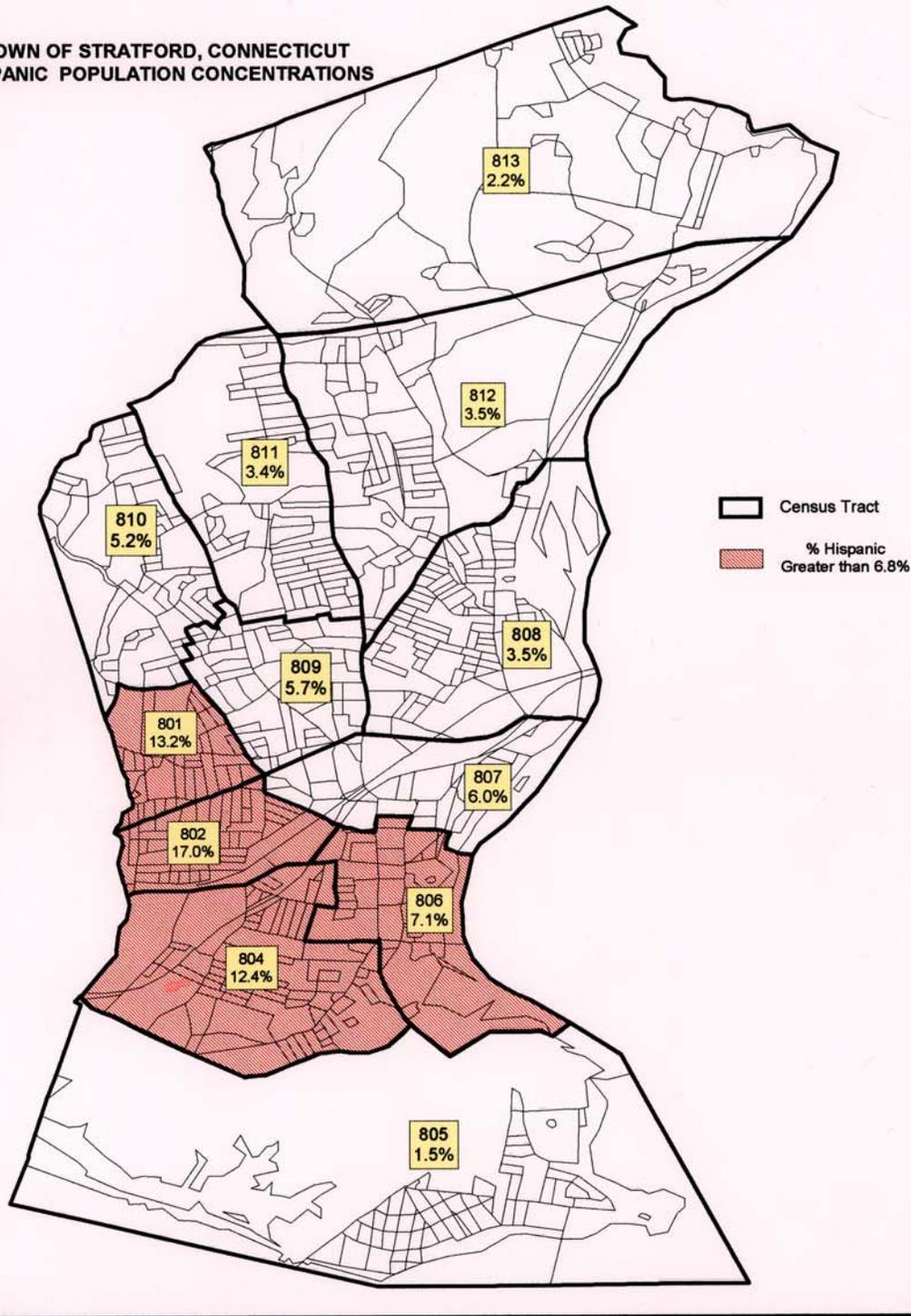
**TOWN OF STRATFORD, CONNECTICUT
RACIAL/ETHNIC MINORITY CONCENTRATIONS**



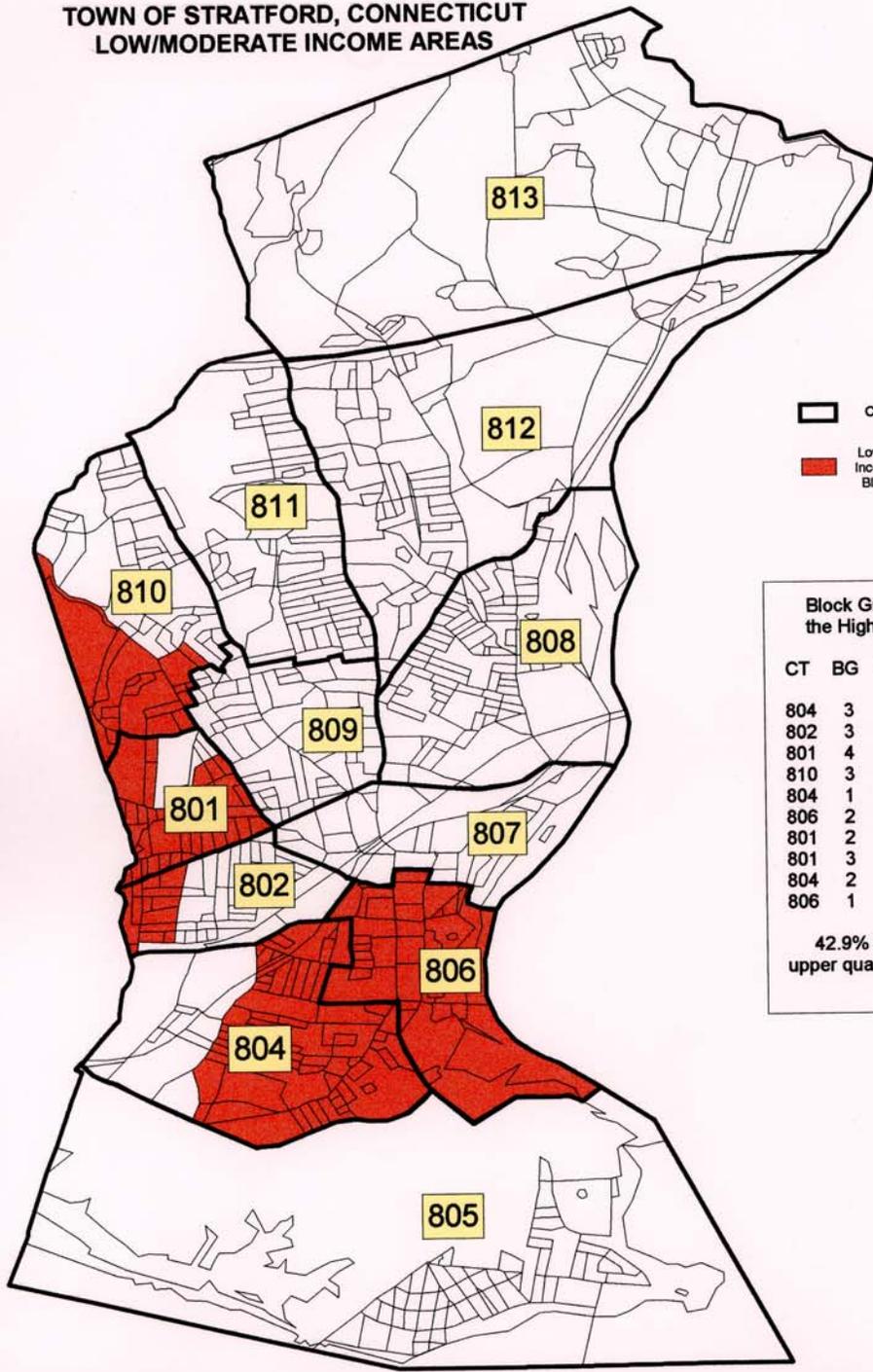
**TOWN OF STRATFORD, CONNECTICUT
NON-HISPANIC BLACK
POPULATION CONCENTRATIONS**



**TOWN OF STRATFORD, CONNECTICUT
HISPANIC POPULATION CONCENTRATIONS**



**TOWN OF STRATFORD, CONNECTICUT
LOW/MODERATE INCOME AREAS**



 Census Tract
 Low/Moderate Income Areas - Block Groups

Block Groups within the Highest Quartile

CT	BG	% Low/Mod
804	3	70.6
802	3	65.9
801	4	56.4
810	3	53.5
804	1	50.0
806	2	46.6
801	2	46.5
801	3	46.5
804	2	46.2
806	1	42.9

42.9% is Stratford's upper quartile percentage

With regard to housing tenure by race, recent data from the 2006-2008 ACS three-year estimate, continues to show that minorities have a lower homeownership rate than Whites. For example, of the 14,906 housing units occupied by households who classified themselves as White alone and not Hispanic or Latino, 12,377 or 83.0%, the same percentage as in 2000, are owner occupied. For households who classified themselves as Black alone and not Hispanic or Latino, of the 2,246 households, 1,438 or 64.0% are owner occupied. For Hispanic or Latino households, of the 2,115 households, 1,409 or 66.6% are owner occupied. Minority homeownership rates are slightly less than or about the same as they were during this period compared to 2000. This may be attributable to the beginning effects of the sub-prime foreclosure crisis that hit Connecticut in 2007 and has continued.

Further evidence of the problems experienced by minority homeowners is found in the CHAS 2009 data estimates which show that among Hispanic family homeowners in the moderate income range, between 50 and 80% of median family income, a significantly greater percentage of them, 86% compared to 73% of Black non-Hispanic family homeowners and 63% of all family homeowners in the same income category, experience "housing problems," typically housing cost burdens exceeding 30% of their income.

General Market and Inventory

The 2005-2007 ACS estimated 20,806 housing units including both year-round and seasonal units. This unit count represented a statistically significant 1% increase over the Census 2000 total housing count of 20,596. 96% of Stratford's housing units were occupied according to the Census. The majority, 81% of all occupied units, were owner-occupied – a total of 16,010 units. Rental occupied units comprised 19% of the Town's occupied units or 3,877 units.

The 919 vacant housing units counted by the Census represent 4% of the Town's total housing stock. The vacancy rate for owner-occupied units is less than 1% (.8) and for renter-occupied units is 5.3%. 213 vacant units were offered for rent versus 131 offered for sale. A portion of the vacant housing units (338) were classified as "other vacant" which includes units remaining vacant pending a legal decision; units held for janitors, maintenance personnel, superintendents or caretakers; and/or units held for an unspecified personal use.

Over 22% of Stratford's housing stock was constructed prior to 1940. Over 88% of all housing units in Stratford were built prior to 1980. The following table depicts age characteristics of Stratford's housing stock.⁷

**Housing Units by Year Structure Built
Town of Stratford
2000**

<u>Year Structure Built</u>	<u>Number of Housing Units</u>
Before 1940	4,657
1940 – 1959	8,018
1960 – 1969	2,636
1970 – 1979	3,065
1980 – 1989	1,526
1990 – 1999	694
2000 or later	210

Of the Town's 20,806 housing units, approximately 67% or 13,864 units are one-unit, detached (single family homes) and nearly 9% (1,837 units) are categorized as one-unit, attached units (townhouses or condominiums). The majority of the Town's multi-family units are within two- to four-family structures. Units in two- to four-family structures comprise 15% of the Town's total housing stock.⁸

The median value of owner-occupied units as reported in the ACS 2005-2007 three-year estimate was \$321,800, nearly twice the median value in 2000. This figure, while reflective of the market conditions just prior to the burst of the real estate bubble, has probably come down significantly since 2007 because of the impact of the sub-prime foreclosure crisis.

As the housing market struggles to regain some traction in the recession, sales continue to be helped by historically low mortgage interest rates. Thirty-year mortgage rates in March 2010 were hovering around 5%. Credit standards and

7 Though the total increase in the number of housing units to 20,806 was statistically significant, ACS three-year estimates from 2005-2007 and 2006-2008 showed widely differing figures for the age of housing units from different eras and were not statistically significant. The figures presented in the table are from the 2000 Census with an estimate of 210 units built since 2000 to arrive at the total unit figure of 20,806.

8 As with year structure built statistics, units in structure numbers for the 2005-2007 ACS three-year estimate were not statistically significant, therefore reporting on the percentages of each type of housing from Census 2000 data is maintained here.

down payment requirements for such loans have tightened significantly since the recession began as many of the “no-doc” loans and offers of exorbitant financing of up to 120% of value have disappeared.

An analysis of the single family residential market place over the past five (5) years (2005-2009) reveals that: 684 homes were sold in 2005 for an average sales price of \$322,736 which was a 12% increase over the previous year; 626 homes were sold in 2006 for an average sales price of \$321,211 a half percent decrease; 549 homes were sold in 2007 for an average sales price of \$318,370 a 1% price decrease; 400 homes were sold in 2008 for an average sales price of \$284,340 a 11% price decrease and 415 homes were sold in 2009 for an average price of \$253,166 a 11% price decrease. The average sale price of housing in Stratford decreased 21.6% from 2005 to 2009 while the median income for the Bridgeport HMFA increased 12%.⁹

Based upon the low-income (80% of median) limits in Stratford -- \$64,000 for a family of four (Bridgeport, CT HMFA 2009 Income Limits effective 3/19/09), homes selling for \$275,000 or less would be considered affordable. The extent of affordability is increased through the use of the low market rates, possible downpayment assistance and flexibility in calculating true income.

The Connecticut Housing Finance Authority (CHFA) offers mortgage programs to assist low- and moderate-income first-time homebuyers. They have also developed a number of innovative programs to assist homeowners who are delinquent on their current mortgage due to an economic hardship. According to the State Long-Range Housing Plan, for the year ended 9/30/2008, 41 CHFA Home Mortgage loans closed in Stratford with an average mortgage amount of \$209,172. Twenty (20) Downpayment Assistance Loans closed with an average loan amount of \$11,599. As of March 2010 for Fairfield County, the sales price limit of homes which are eligible under the CHFA program is \$596,000 for both existing and newly constructed homes.

In March 2004, those limits were \$420,100 for existing homes and \$455,200 for newly constructed homes. The limits now in place still reflect the pre-recession market conditions in Fairfield County, as they have been in place since August 2006. The same is true for CHFA homebuyer program income limits. In

⁹ The Bridgeport HMFA consists of a smaller, and marginally less wealthy, area than the Bridgeport CT PMSA on which income data was reported in 2004. The HMFA now excludes Ansonia, Beacon Falls, Derby, Milford, Oxford, and Seymour which together have a higher median income in 2009.

Stratford, the income limits by household size for two or less persons is \$93,990 and for three or more persons is \$108,090.

The volume of CHFA loan activity in Stratford is dwarfed by the number of Federal Housing Administration (FHA)-insured loans issued in recent years as borrowers have turned once again to this program which offers some of the most competitive loan terms and rates in the current economic climate. According to HUD’s Hartford office, 307 FHA loans closed in 2008 and 504 FHA loans closed in 2009. Over 60% of these loans were made in the 06614 zip code, which is north of the predominantly low-mod income areas of Stratford. The total FHA loan volume in 2009 exceeds the number of homes sold in Stratford (according to CMLS data), which indicates that a number of these loans were probably workouts and refinancings spurred by the sub-prime foreclosure crisis and the recession.

The number of new units constructed over the past five years (2005-2009) has plummeted from the numbers seen in the 2000-2004 time period. A total of 171 new units over the past five years compared to 221 new units in 2000 to 2004. Clearly, this data shows the impact of the recession that began in 2008. The breakdown by year is as follows:

Permit Authorizations: 2000 - 2009

2000 – 43	2005 – 54
2001 – 47	2006 – 42
2002 – 45	2007 – 47
2003 – 63	2008 – 13
2004 – <u>43</u>	2009 – <u>15</u>
221	171

Source (CT Economic Digest) DECD Permit Activity

According to the Connecticut Housing Coalition, a person must earn \$21.60 an hour to afford a modest two-bedroom apartment in Connecticut. The report documents what every practitioner in the State already knows, the gap is widening between housing costs and household income ranking Connecticut as the sixth most expensive state in the country. For the Bridgeport HMFA¹⁰, the fair market rent for a 2-bedroom apartment is \$1,283, this would require income of \$51,320 a year in order to afford it. ($\$51,320 \times 30\% = 15,396 \div 12 = \$1,283$).

10 A HMFA is a HUD-defined Metropolitan Fair Market Rent Area, or a HUD Metro FMR Area. The Bridgeport HMFA is a subset of the OMB-defined Bridgeport-Stamford-Norwalk, CT MSA (Metropolitan Statistical Area)

The hourly wage needed at 40 hours per week is \$25.08 in order to afford the basic rent cost of \$1,283, including all utilities. At the current minimum wage of \$8.25 in Connecticut, a worker would have to work 121 hours per week in order to afford this. This means a person would need three full time jobs in order to pay this rent! What this means in most cases is that households are spending a greater percentage of their income, over 50%, in order to make their rent. As a result, this overspending on housing leaves less money for other basic needs such as food, clothing and child care.

Condition of the Housing Stock

As mentioned in an earlier footnote, the ACS three-year estimates do not provide a statistically reliable estimate of the number substandard housing units in Stratford, typically those units that are overcrowded or lacking complete plumbing and kitchen facilities. The Town, therefore, relies on the 2000 Census data for these indicators to illustrate substandardness in its housing stock. According to the town-wide Census counts, 322 housing units were overcrowded (1.01 or more persons per room), and 61 housing units lacked complete plumbing facilities and 51 lacked complete kitchen facilities. Until more detailed statistics become available, the Town estimates that 1.5% of its housing stock is substandard.

The Town of Stratford has had a Blight Ordinance since 1992, which is enforced to identify and eliminate blighting influences. The ordinance has been amended on several occasions since that time, usually to expand upon the definition of blight and strengthen enforcement procedures. The ordinance was most recently amended in March 2010 to include graffiti in the definition of blighted conditions and to streamline the process by which properties not in compliance with the ordinance may be referred to the Citation Clerk of the Superior Court and the Town Attorney for subsequent action. Also, the Blight Committee has been reduced to an advisory role in the process.

In 2009, there were about 1000 inspections completed, the majority of them being residential. About 25% of these were new inspections. Eight out of ten inspections are “yard blights.” Building blights include: unsecured vacant building, fire damage, peeling/missing/deteriorated paint, deteriorated siding, rotting wood siding or trim, unpainted and deteriorated boarded up window openings, broken and missing windows, roof damage, and/or graffiti. Of the cases processed in 2009, approximately five were referred to the Town Attorney. These five probably provide a good estimate of the annual number of vacant or abandoned buildings that are suitable for rehabilitation.

Public and Assisted Housing 91.210 (b)

The Housing Authority of the Town of Stratford owns and operates eight (8) housing developments and one scattered-site single family house. It also manages 280 units in the Housing Choice Voucher Program (Section 8). The majority of the public housing units are elderly units (313 units/60.9%). The remaining 201 units (39.1%) are family units. The housing developments in Stratford are as follows:

<u>Development</u>	<u>No. of Units</u>	<u>Type</u>
Meadowview Manor	100	Moderate Rental (State)
Shiloh Gardens	60	Elderly (State)
Lucas Gardens	53	Elderly (State)
Hearthstone Apts.	100	Low Family (Federal)
496 Sedgewick Avenue	1	Low Family (Federal)
Elm Terrace Apts.	50	Elderly (Federal)
Robert F. Kennedy Apts.	75	Elderly (Federal), 16 units designated for persons with disabilities
Baldwin Apts.	<u>75</u>	Elderly (Federal)
	514	

According to interviews with the Stratford Housing Authority, as of February 2010 there was a waiting list of 259 families. The waiting list included 72 elderly, 75 state rental, 79 low rent (federal family) and 33 Housing Choice Voucher requests. SHA maintains one list for elderly families and then places families in either state or federal units according to income as there is a base rent which must be met in the state units. There is no minimum rent for the federal units. They maintain separate federal and state lists for family units due to the base rent scenario described above. It should be noted that not all of these households currently reside in Stratford.

In response to a Section 504 needs assessment, the Housing Authority has made five percent (5%) of its federal elderly units handicapped accessible. In addition to these unit improvements, the Housing Authority has made all the community rooms and lavatories in the community buildings at Hearthstone, Elm Terrace, Baldwin, and RFK Apartments handicapped accessible. They have also installed grab bars in all the bathrooms at Hearthstone, Elm Terrace, Baldwin, and RFK Apartments. Curb cuts have been installed at all sidewalk corners at each of these developments, as well. The Housing Authority was not required to

make five percent (5%) of its Federal family units handicapped accessible due to a HUD-acknowledged administrative burden and a structural prohibition from the design of the buildings themselves.

Condition of Housing Authority Units

With the exception of routine maintenance and facility upgrade needs, Stratford Housing Authority housing units are in standard condition. In October 2008, SHA federal units had a PHAS Assessment score of 89, designating SHA as a standard performer. The PHAS assesses the maintenance, physical condition, financial management, operations, and overall customer (tenant) satisfaction with the SHA. The Town, through use of its CDBG resources, assists the Housing Authority in making the necessary repairs to units to reduce the turnover time for vacant public housing units, whether they are federal or state units. The Housing Authority also uses its Public Housing capital fund resources to upgrade and maintain units under its management. It should also be noted that for those Housing Choice Voucher units under its management, SHA has a SEMAP score of 100 out of 135, ranking it as a high performer.

Assessment of Long-Term Availability of Public Housing

The SHA does not expect that any of its units will be lost from the assisted housing inventory, except on a temporary basis because of renovation due to major capital repairs. For a number of years, SHA officials have discussed demolition/renovation of their Moderate State Rental development, Meadowview Manor, possibly in combination with their federal family development next door, Hearthstone Apartments, to create a planned unit, mixed-income development with as many as 50 more units as are presently on both sites. This redevelopment would be primarily financed through the federal Low Income Housing Tax Credit Program. This proposed redevelopment is still in the concept stage and likely will not come to fruition by the end of the five-year Con Plan period.

Homeless Inventory 91.210 (c)

Stratford has 10 units of housing devoted to providing transitional supportive housing of a one to two-year term for homeless families. Three of those units are earmarked for families who are also victims of domestic violence. The town also has two units of permanent supportive housing for victims of domestic violence and their families. Families and individuals who need emergency shelter or other permanent supportive housing options have their needs met by facilities in Bridgeport and other surrounding communities.

Considering emergency shelter available to the homeless, the Town of Stratford Community Services Department has been able to place homeless households in one of the shelters found in nearby towns whenever needed. The Clergy Association in Stratford also has a program for homeless prevention whereby as much as first month's rent and a security deposit is provided to a family at risk of becoming homeless. This program is managed for the Clergy Association by the Town Community Services Department. This association also provides vouchers for housing in local motels for fire victims on a limited basis after their initial three days of assistance from the Red Cross expires. The Stratford Coalition for the Homeless operates seven units of transitional supportive housing in their Bethlehem House I and II facilities. Emerge, Inc. operates three units of transitional supportive housing for victims of domestic violence and their families in an undisclosed location in Stratford. CDBG funds have been the main source of acquisition and development financing for both of these efforts.

Since 9/30/2008, Emerge, Inc.'s Permanent Supportive Housing I project has come online which houses a total of six persons in two families. In addition, Hall-Brooke Behavioral Health Services currently has two persons living in permanent supportive housing in Stratford in their Community Residential Services program.

Emerge, Inc., a Stratford based non-profit organization incorporated in 1995 to serve victims of domestic violence and their children previously received Community Development funds in CD Years 25 and 26, which enabled them to acquire and rehabilitate a three-family home for use as supportive transitional housing for homeless victims of domestic violence and their families. Emerge was also awarded a federal Supportive Housing Program Grant and has received subsequent annual renewals through the Bridgeport Continuum of Care for several years. In February 2009, work was completed on Emerge's next venture, a two-family house dedicated as permanent supportive housing for the same population. This home was also fully occupied the same month. Stratford CDBG funds from Years 31 and 34 assisted with the rehabilitation of this house.

Emerge continues to operate the only supportive housing, either transitional or permanent, in the Bridgeport area for this homeless subpopulation.

The e-HIC, or the electronic Housing Inventory Chart, included with the Greater Bridgeport Area Continuum of Care's 2009 Continuum of Care homeless assistance application to HUD may be found in Appendix B and provides a

summary of emergency, transitional and permanent supportive housing for the homeless found in the Greater Bridgeport region.

Special Need Facilities and Services 91.210 (d)

During the last program year, the Town funded the completion of four (4) ramps for single-family residents in Stratford who have a physical disability. A total of \$24,529.11 was spent completing the ramps. The Disability Resource Center of Fairfield County, Inc. (DRC) continues to market the program through its Stratford office staff and by way of a color brochure distributed throughout the community. The Stratford program continues to be a model that DRC has been able to replicate in other Fairfield County communities.

The Town was also happy to support the development efforts of the Corporation for Independent Living (CIL), which in response to the U.S. Supreme Court ***Olmstead*** decision began a pilot program of developing living situations for disabled individuals to enable them to leave nursing homes and live independently in the community. The first such home for two unrelated individuals under the State pilot program opened in Stratford in 2004. CIL made over \$60,000 in improvements to a bank-foreclosed single family home with the help of federal HOME dollars from the State of Connecticut DECD. Stratford officials provided technical assistance and support for a tax abatement for this property. This pilot, however, ultimately proved unsuccessful as tenant incomes, after exhausting all mainstream resources available to them, could not meet the property's operating expenses and the cost of supportive services for the tenants. Disability Resource Center of Fairfield County, Inc., who had taken ownership from CIL, eventually had to sell the property and repay the federal and other sources of financing. Should circumstances change and operating and supportive service subsidies make doing another pilot project worthwhile, the Town would consider financial and other supports for the project.

A congregate home for the mentally handicapped is located on East Street in Stratford. A market-rate senior assisted living center is located in the north end of Stratford. Facilities for runaway youth (a "safe" home) and persons with HIV/AIDS and their families are located in Bridgeport and Fairfield. Stratford residents utilize these facilities as needed. The Community Services Department in the Town does not have an estimate of how many Stratford residents utilize these facilities.

Barriers to Affordable Housing 91.210 (e)

As part of its last five year consolidated planning process, Stratford updated its Analysis to Impediments to Fair Housing Choice (AI) in February 2005 (the AI will also be updated with new data in 2010) and identified the following impediments to fair housing choice:

- Monthly cost burden and housing affordability
- Insufficient flexibility in the Town Affordable Housing Development zoning regulations
- Lack of housing alternatives for disabled individuals who are willing and able to live in the community
- Negative public opinion about affordable housing
- Lack of significant vacant land for new housing development
- New deed restriction requirements of the State affordable housing law (Section 8-30g).

Cost burden and housing affordability were identified, however, as the greatest impediment to lower income residents in Stratford.

The Stratford Housing Partnership (SHP), created in 1990, has been working on various issues related to the reduction of barriers to affordable housing in the Town. This effort has focused on the identification of zoning policies, which may be a barrier to affordable housing; the identification and examination of housing needs; and the identification of potential Town or State-owned lands appropriate for affordable housing development. Some of the policy changes that have been considered were reduced minimum living space requirements, reduced lot frontages, approval or rear lots and permitting accessory apartments. In 1997 the Town adopted accessory apartment regulations and through the end of June 2009 a total of 76 units of housing have been created under the regulations.

In 1998, at the urging of SHP, the Stratford Town Council approved an ordinance whereby non-profits could receive surplus Town property below fair market value if they developed deed-restricted affordable housing units on the property. In response to this ordinance, the Town issued a Request For Proposals from developers to participate in an Affordable Housing Development Demonstration Project. A proposal from the First Baptist Church Development Corporation (FBCDC) was selected during the process, reviewed and property transfer has occurred. FBCDC constructed a single family home on the site and sold it to an

low-mod income eligible family in 2000. Subsequent to this development, the SHP was involved in brokering the below-market price sale of the Stratford Housing Authority Agresta Terrace site to Habitat of Humanity of Greater Bridgeport, Inc. (now Habitat of Humanity of Coastal Fairfield County, Inc.) for the development of 18 new homes for sale to low to moderate income first-time homebuyers. This is a viable development that continues to be an asset to the neighborhood.

Enforcement of the blight ordinance has led to the next two ventures that Habitat has pursued in Stratford. Rehabilitation and sale of single-family homes on Holmes Street (completed) and Peace Street (still in pre-development) were the result of aggressive enforcement of the blight ordinance and Town officials and attorneys then working with neighborhood residents, Habitat officials, and the Stratford Coalition for the Homeless (in the case of the Holmes Street property) to complete tax foreclosure proceedings and transfer the properties at below market value to Habitat.

Recognizing that the State affordable housing law (Section 8-30g) has done little to promote the actual development of affordable housing, state affordable housing advocates pushed for the creation of the HOMEConnecticut Program which would provide municipalities with various financial incentives for the planning and implementation of higher density affordable housing overlay zones. In response, SHP met in late 2008 and again in early 2009 to review the Town administration's applications for two planning studies, both tied into building more affordable housing in Stratford.

Stratford applied for, and was the only Connecticut municipality to receive, a \$50,000 grant from the Tri-State Transportation Campaign, a coalition of New York area foundations, to conduct a feasibility assessment for the development of a transit-oriented project in Stratford Center and environs. This study will look at the possibility of developing higher-density uses within the Center that would likely include some aspect of affordable rental or for-sale housing in the mix. The Transit-Centered Design Steering Committee, established by the Planning Commission, selected the Cecil Group of Boston, a well-known transit-oriented design (TOD) consultant, to examine the area within a one-half mile radius of the train station for the possibility of pursuing transit-centered development. That planning process is well underway with the successful hosting of two public workshops and a third workshop consisting of a public design charrette that took place in April 2010. A final report is expected from the Cecil Group in June 2010.

In addition, Town staff began the process of filing paperwork with the State Office of Policy and Management (OPM) to obtain planning dollars to examine the possibility of establishing higher-density affordable housing overlay zones in particular areas of Town. This Housing Program for Economic Growth grant application required a resolution from the Zoning Commission to be included with the package sent to OPM. Unfortunately, despite reassurances from staff from the Partnership for Strong Communities that the funding was for conducting only a study, the Zoning Commission tabled the resolution in April 2009 and rejected it at another meeting later that month. Several Zoning Commission members cited increased affordability in Stratford due to the decline in housing prices caused by the recession as their reason for why the study was not needed. If funding for the State program is still available in 2010, Town staff will explore the issue again with the new Zoning Commission after review of the TOD report from the Cecil Group, but probably no sooner than September 2010.

It is evident that certain mindsets still prevail about affordable housing and contribute to a land use policy environment that is hostile to its consideration. Town staff, recognizing Stratford's need to grow its tax base by any means possible, address the stranglehold that traffic and congestion has on the movement of goods and people, and provide decent housing for all its residents, will continue to work for the development of public policies that promote all of these goals.

General Priority Needs Analysis and Strategies 91.215(a)

Tables 2A and 2B present Stratford's Priority Housing and Non-Housing Community Development Needs for the Five Year Strategy Period (2010-2014). These priorities are intended to address the three major objectives of the Community Development Block Grant Program. These objectives are:

- Provide decent housing
- Provide suitable living environment
- Expand economic opportunities

Since the Town has limited community development and housing resources, the basic philosophy is to assist those segments of the community within limited clientele groups or residents of low- and moderate-income areas. The limited clientele groups are the elderly, the disabled, victims of domestic violence and residents of public housing. The low- and moderate-income areas are those areas where the percentage of persons earning less than 80 percent of the median income are within the highest 25 percent of all census block groups. The Town's low- and moderate-income areas as defined by HUD are shown on the map on page 47. Insofar as community and economic development projects can meet several different, yet complementary, community development objectives, they are more likely to be supported over those projects which meet but one objective or serve a small or segmented portion of the population.

Specific Objectives 91.215(a)(4)

The following Table 1C summarizes the priorities and specific objectives the Town of Stratford intends to initiate and/or complete during the strategy period with regard to decent housing. Please see Table 2C on page 95 for a summary of the Town's community development objectives during the strategy period.

Table 1C Summary of Specific Objectives

Grantee Name: Town of Stratford, Connecticut

Availability/Accessibility of Decent Housing (DH-1)						
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.1 Reduce the number of very low- and low-income households which are forced to pay more than 30% of their income for housing.	CDBG, PHA Operating Fund, PHA Capital Fund, Section 8 subsidies	2010	# of SHA units	65		%
		2011	rented and	65		%
		2012	Section 8	65		%
		2013	Vouchers utilized	65		%
		2014	over 5-year strategy period.	65		%
		MULTI-YEAR GOAL		325		%
DH 1.2 Provide increased physical accessibility enabling the frail elderly to “age-in-place” and disabled adults to live actively in the community.	CDBG	2010	# of units to	2		%
		2011	which	3		%
		2012	handicapped-	2		%
		2013	accessible ramps	3		%
		2014	are provided.	2		%
		MULTI-YEAR GOAL		12		%
DH 1.3 Increase home-ownership options for low-income households by investing in homeownership initiative units developed by Habitat and others.	CDBG, SHOP, private financing	2010	# of units	0		%
		2011	completed	1		%
		2012		2		%
		2013		1		%
		2014		1		%
		MULTI-YEAR GOAL		5		%
DH 1.4 Address the needs of the Town’s homeless, those at risk of homelessness and other persons with special needs with rental subsidies and multi-family acquisition and rehabilitation financing.	CDBG, Section 8 subsidies, SHP, S+C	2010	# of units	5		%
		2011	assisted or	6		%
		2012	completed	4		%
		2013		5		%
		2014		5		%
		MULTI-YEAR GOAL		25		%
Affordability of Decent Housing (DH-2)						
DH 2.1 Preservation of existing affordable housing stock through moderate rehab of owner-occupied, income eligible, single-family properties.	CDBG	2010	# of units	4		%
		2011	completed	6		%
		2012		5		%
		2013		5		%
		2014		5		%
		MULTI-YEAR GOAL		25		%

Insofar that goals and objectives to be carried out during the strategic plan period meet the following objectives, it has been indicated by placing a check in the following boxes.

<input checked="" type="checkbox"/>	Objective Category: Provide Decent Housing Which includes:	<input checked="" type="checkbox"/>	Objective Category: Provide Suitable Living Environment Which includes:	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input checked="" type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input checked="" type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input checked="" type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input checked="" type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

HOUSING

Priority Housing Needs

91.215(b)

The priority housing needs have been placed on renters earning less than 30% of median income, elderly homeowners earning less than 50% of median income, and small family homeowners earning between 50 and 80% of median income. Because of the limited dollars available to address housing need, priority is placed on those household types or CHAS subgroups whose housing needs are greatest given their overall numbers in Stratford. These needs will be met primarily through the following actions:

- Support of Stratford Housing Authority efforts to maintain and improve its residential units. In addition, the Housing Authority will attempt to expand the amount of affordable housing units available to very low-income persons by making Housing Vouchers available. This will be done through turnover in existing vouchers and application for additional vouchers depending upon availability. In the past, the Stratford Housing Authority applied for additional Section 8 Vouchers but, due to the limited number made available, did not receive any. The Town has included an estimate of 15 new Section 8 units a year over the Strategy Period in Table 2A. This figure is reasonable given the Housing Authority's expected turnover of 17 vouchers annually over the next five-year period. The Housing Authority will also apply for additional vouchers if there is a reasonable likelihood of receiving such vouchers.
- Continued support and funding of the Town of Stratford Residential Rehabilitation Program. Over the last five years, the Town has assisted 15 income eligible homeowners with repairs to their homes through this program. Because of lack of funding and program administration staff shortages within the Department of Community/Economic Development, the Town had to close the program to new applications in 2008. The Town will re-open the application process for this program in 2010. In addition, the Town will look for opportunities to support non-profit developers such as Habitat for Humanity of Coastal Fairfield County, Inc. with particular infill rehabilitation projects of foreclosed or abandoned properties. Habitat did approach the CDBG Program about support for its Peace Street development, but HUD officials ruled that CDBG assistance to the project would amount to the Town essentially paying itself for back taxes owed on the property and disallowed the investment. CDBG dollars have indirectly supported 18 new homeowner housing units through the contribution of CDBG dollars to infrastructure improvements at Habitat's New Hope Development on Agresta Terrace. The Town will continue to work to identify infill rehabs or infrastructure projects in which CDBG dollars can leverage new, affordable owner-occupied housing. An assumption of 30 units over the 5 year period is reflected in Table 2A.

Activities to Address Obstacles to Meeting Underserved Needs

Cost burden, as identified previously, is the greatest obstacle to meeting the housing needs of households in Stratford. Other significant obstacles include the lack of flexibility in the Town's Affordable Housing zoning regulations, lack of land

**TABLE 2A
Priority Needs Summary Table**

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	H	167	110
		31-50%	M	143	10
		51-80%	M	94	
	Large Related	0-30%	M	35	6
		31-50%	M	34	2
		51-80%	M	40	
	Elderly	0-30%	H	275	140
		31-50%	M	110	35
		51-80%	M	68	
	All Other	0-30%	M	144	22
		31-50%	M	93	
		51-80%	M	135	
Owner	0-30%	H	1,185	5	
	31-50%	H	1,200	13	
	51-80%	M	2,015	12	
Special Needs		0-80%	M	3,033	25
Total Goals					380
Total 215 Goals					370
Total 215 Renter Goals					340
Total 215 Owner Goals					30

Renter: Goals reflect turnover of 250 Housing Authority units and 75 Section 8 Vouchers over five year period.

Owner: 5 Residential Rehabs/year and 5 homeownership initiative units.

Special Needs: Unmet Need an aggregate of unmet need from Table 1B; goals equal 15 Section 8 vouchers and 10 units for the homeless

Figures in Unmet Need Column from Table A. Derived from HUD CHAS data.

for new development, and public opinion about affordable housing. Over the strategy period the Town will continue to seek resources with which to provide rehabilitation activities, support efforts to provide first-time homeownership assistance, secure additional tenant-based rental assistance resources and assist in the creation of transitional housing for the homeless and victims of domestic violence.

Specific Objectives/Affordable Housing 91.215 (b)

Specific affordable rental and homeownership housing objectives for each year of the strategy period and for extremely low-income, low-income, and moderate-income households have been noted and identified by number and are reflected above in Tables 1C and 2A.

The current depressed state of the housing market with foreclosures and other less desirable properties available fuels the strategy of relying on non-profit developers, like Habitat, or supportive housing providers like Emerge, Inc., with access to pre-development financing to acquire and renovate select single-family and two- to three-family properties on an infill basis. The same phenomenon has also put added pressure on the residential rehabilitation program as homeowners no longer have easy access to home equity loans and lines of credit and search for other sources of financing.

Stratford does have a solid, though limited, stock of rental housing in good condition found in two- to three-family properties in stable neighborhoods that make it attractive to supportive housing providers, so the use of McKinney-Vento rental subsidies in town that began in the last five-year strategy period is likely to expand over the next five years. Landlords of one supportive housing provider in the area appreciate the rental terms that this provider gives them by paying rents several months in advance in lump sum payments.

The Town will mostly rely on CDBG financing for homeownership rehabilitation and development and upon Section 8 and Housing Authority subsidies to address its rental housing goals, except that CDBG funds will likely be used for the development of supportive rental housing for the homeless.

Public Housing Strategy 91.215 (c)

Public Housing Improvements

The Housing Authority has been utilizing a variety of state and federal funds to

provide continual improvements to and maintain its existing assisted housing units. Federal funds that have been used over the past several years to maintain the existing stock include CDBG and PIH Capital and Operating funds. CD funds are provided to the Housing Authority to assist them in preparing vacant units for re-occupancy.

The Stratford Housing Authority (SHA) submitted a Five-Year Action Plan for the Capital Fund for Fiscal Years 2010-2014 to the U.S. Department of Housing and Urban Development as part of its Agency Plan. The Housing Authority projects to expend \$2.1 million in capital funds on unit improvements over the next five years. SHA was recently commended by HUD for obligating 100% of its Capital Fund Recovery Grant received through the American Recovery and Reinvestment Act before the March 2010 deadline. A copy of the capital fund program is attached as Appendix C.

Public Housing Resident Initiatives

The Housing Authority of the Town of Stratford does not have a specific Resident Initiatives Program. The Housing Authority actively works with a Resident Advisory Board to enhance day-to-day management of its properties.

Housing Authority Plan – Goals and Objectives

The Housing Authority of the Town of Stratford has completed and HUD has approved its Public Housing Authority Plan for Fiscal Years 2010 - 2014. As part of this Plan the Housing Authority adopted the following goals and objectives:

Goal One: Manage the Housing Authority of the Town of Stratford's existing public housing program in an efficient and effective manner thereby qualifying as at least a standard performer.

Objectives: HUD shall recognize the Housing Authority of the Town of Stratford as a high performer within five years of the effective date of when the proposed rule on the Public Housing Assessment System rule becomes effective.

Goal Two: Provide a safe and secure environment in the Housing Authority of the Town of Stratford's public housing developments.

Objectives: The Housing Authority of the Town of Stratford shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood.

Goal Three: Expand the range and quality of housing choices available to participants in the Housing Authority of the Town of Stratford's Housing Choice Voucher Program.

Objectives: The Housing Authority of the Town of Stratford shall strive to achieve a utilization rate of 95% in the Housing Choice Voucher Program.

Goal Four: Maintain the Housing Authority of the Town of Stratford's real estate in a decent condition, and that meets the codes of the Town of Stratford.

Objectives: The Housing Authority of the Town of Stratford will strive to maintain an appealing, up-to-date environment in its developments, provided that HUD maintains an adequate level of modernization and operating funding and does not effect the diminishment of reserves.

Goal Five: The Housing Authority of the Town of Stratford will continue to maintain a good working relationship with the Town of Stratford to implement goals that will further Fair Housing.

Objectives: The Housing Authority of the Town of Stratford will continue to work with The Department of Community/Economic Development to implement and meet the goals outlined in the Town's Analysis of Impediments to Fair Housing Choice.

The Stratford Housing Authority will undertake the following strategies and associated activities in the coming year to address the housing needs of families in Stratford which are consistent with the initiatives contained in the Consolidated Plan:

1. Address the shortage of affordable housing by:
 - a. maximizing the number of affordable units available to the PHA within its current resources by:
 - Employ effective maintenance and management policies to minimize the number of public housing units off-line
 - Reduce turnover time for vacated public housing units
 - Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
 - Maintain or increase Section 8 lease-up rates by

- effectively screening Section 8 applicants to increase owner acceptance of program
 - Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- b. Increase the number of affordable housing units by:
- Pursue housing resources other than public housing or Section 8 tenant-based assistance
 - Maintain State portfolio housing units
2. Address the housing needs of specific family types by:
- a. Targeting available assistance to families at or below 30% of AMI by:
- Adopting rent policies to support and encourage work
- b. Targeting available assistance to families at or below 50% of AMI by:
- Employing admissions preferences aimed at families who are working
 - Adopting rent policies to support and encourage work
- c. Targeting available assistance to the elderly:
- The Housing Authority of the Town of Stratford obtained designation for both elderly and special needs populations in 1999. In 2004, an application for extending designations was submitted to the Special Applications Center.
- d. Targeting available assistance to Families with Disabilities by:
- Carrying out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
 - Affirmatively marketing to local non-profit agencies that assist families with disabilities
 - The Housing Authority of the Town of Stratford has a preference for persons with disabilities in the Section 8 program, 10% of annual turnovers will be designated for persons with disabilities.

- e. Increasing awareness of PHA resources among families of races and ethnicities with disproportionate needs:
 - The Housing Authority of the Town of Stratford will affirmatively market to low-income families who are eligible to participate in both the public housing and Section 8 programs.

- f. Conducting activities to affirmatively further fair housing by:
 - Counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
 - Marketing the Section 8 program to owners outside of areas of poverty/minority concentrations.

These strategies and activities are consistent with the Town's Consolidated Plan goals.

HOMELESS

Priority Homeless Needs

The Town of Stratford will place priority on the continued assessment of homeless needs through various social service agencies and supportive housing providers. The emphasis of this approach will be to prevent homelessness by early intervention and the provision of necessary supportive services. As discussed earlier, there is no emergency shelter facility in Stratford at the present time. The Town does have two non-profits, in The Stratford Coalition for the Homeless (SCH) and Emerge, Inc., who have developed and operate 10 units of transitional supportive housing for homeless families, including victims of domestic violence. CDBG funds provided the major piece of funding for these units. Other homeless assistance providers have entered into rental agreements in town for one or two scattered-site units. The Town will continue to explore during the strategy period ways in which it can assist SCH, Emerge, and other Continuum members in fulfilling their own organizational goals and the overarching GBACoC goal of providing more permanent supportive housing for the region's homeless.

As shown in Table 1A on page 26, homeless individuals without children demonstrate the greatest need within the Continuum. Tremendous strides,

however, have been made in addressing homelessness since the adoption of Bridgeport's Ten-Year Plan to End Homelessness five years ago. Comparing Table 1A from 2005 to 2010, the total number of homeless persons in the Bridgeport region dropped from 660 to 315 and the unmet need dropped from 640 to 222 beds. In discussions with homeless service and other special needs population providers, the greatest needs now are for rental subsidies and funding for supportive services from HUD, Health and Human Services, and the State Department of Mental Health and Addiction Services (DMHAS) to serve persons experiencing episodic homelessness or those who are at risk of homelessness.

Gaps in services and housing for the sheltered and unsheltered chronic homeless are not insurmountable in this region based on their relative numbers among all homeless in the region. Providers have even described difficulty in filling beds for the chronically homeless as fewer individuals meet the strict guidelines for such beds that are set forth by HUD.

Based on the number of units assisted in the last five-year period, the Town believes the support of five additional units of housing for the homeless is a reasonable goal to achieve in the next five years.

Homeless Strategy 91.215(d)

Homelessness and Homelessness Prevention

The Greater Bridgeport Area Continuum of Care (GBACoC) has adopted a set of objectives to address homelessness in the region as part of its annual Continuum of Care homeless assistance application to HUD. Besides those strategies targeting the chronically homeless, mentioned in the next section, they include:

- Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent. The COC currently exceeds the goal to move 77 percent of residents to permanent housing. Annually, the COC sets its goals to move closer to 100 percent and has done so successfully for 2007, 2008, and now, 2009 (82%). The new goal for this coming year is to attain 87 percent housing retention. The COC continues to maintain this progress through the use of annual APR review, peer support and regular technical assistance seminars that build program's capacity to provide services. Also important is the continuity in programs that moves people from transitional into permanent housing. This

coordinated activity is the basis of the COC's ability to make successful moves for the clients it services.

- Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.
- Increase percentage of persons employed at program exit to at least 20 percent. The COC for the past two years (44% in 2008 and 36% in 2009) has exceeded HUD's objective to have persons employed at program exit to be at least 20 percent. It will work closely with the employment system including but not limited to the One Stop Center, the Workforce Investment Board, community colleges and other educational and industry based programs to find competitive employment as well as training for participants.
- Decrease the number of homeless households with children. The GBACoC exceeded its goal by five households in 2009.

These strategies are consistent with the Town's Consolidated Plan goals and strategies.

Homeless households are referred by the Town's Department of Community Services and other Stratford agencies to the shelters listed in the e-HIC and in some instances to shelters in Shelton and other surrounding communities. Shelters in surrounding communities include: Spooner House in Shelton, a shelter for families and individuals; the Beth El Shelter in Milford for individuals; the Interfaith Shelter in Westport for individuals and Umbrella Shelter in Ansonia.

Bethlehem House I and II and the Emerge, Inc. transitional housing project for victims of domestic violence, projects funded in earlier program years, all operated near or at full capacity this year.

Homeless individuals and persons threatened with homelessness have access to other supportive programs in addition to emergency shelter. As with emergency shelter, Stratford refers clients to specific programs throughout Eastern Fairfield County as appropriate. ABCD in Bridgeport currently operates a tenant/landlord intervention program for which Stratford residents are eligible. As discussed earlier, the Clergy Association has a program to prevent homelessness wherein first month's rent and security deposit are made available to families in need.

Outreach and engagement is a critical step in working with homeless individuals with special needs living on the streets. Outreach to homeless persons living on the streets is provided through the Greater Bridgeport Homeless Outreach Treatment Team (HOTT) sponsored by the Southwest Connecticut Mental Health System. The HOTT provides mobile integration including assessments, and referrals with housing, supportive and treatment services for homeless persons on the streets. Members of the HOTT are sensitive to the needs of the chronic and episodically homeless living on the street with behavioral health disorders and are trained to understand the cultural needs of minority populations. The HOTT focuses on each homeless person's individual needs and works with them at a pace that is determined by the individual, not the outreach staff. The HOTT offers a drop-in center strategically located in the City of Bridgeport. Additionally service providers throughout the CoC also provide active outreach throughout the community (e.g., street canvassing, placement of materials at public facilities, coordination with mainstream agencies, etc.) in order to identify persons in need of services and engage them into the system. The Town has established a working relationship with the HOT Team and utilizes their services when appropriate to meet the needs of the homeless in the community.

The HOT Team provides outreach to all sub-populations of homeless persons. The HOT Team as described above provides mobile integration with needed services, including housing, supportive and treatment services for homeless persons. Assertive Outreach to identify and engage homeless persons will take place at all homeless shelters including Prospect House, Operation Hope and Families in Transition; soup kitchens such as the Thomas Merton House; hospital emergency departments including St. Vincent's Medical Center and Bridgeport Hospital; public entitlement offices; psychiatric and substance abuse service providers through the GBACoC; transportation depots; churches & missions and primary health clinics including Bridgeport Community Health Center and Southwest Connecticut Health Center. Additionally, service providers throughout the CoC also provide active outreach throughout the community (e.g., street canvassing, placement of materials at public facilities, coordination with mainstream agencies, etc.) in order to identify persons in need of services and engage them into the system.

In addition, outreach will be provided to specialized homeless subpopulations including veterans through collaboration with veterans service organizations including ABRI, a member of the CoC and a local veterans organization, and to homeless persons with HIV/AIDS through the HIV Care Consortium and HIV/AIDS Service providers including Catholic Charities; McKinney House and

Family Services Woodfield.

Homelessness prevention resources are available through ABCD, Inc. in Bridgeport which administers the State Homelessness Prevention and Rapid Rehousing Program (HPRP) and the City of Bridgeport Central Grants & Community Development Department which administers Bridgeport's allocation of HPRP dollars. Bridgeport expects HPRP funding opportunities to advise a new statewide prevention system. The CT DSS administers mainstream resources such as Medicaid, Children's Health Insurance Program, TANF, Food Stamps, Eviction Foreclosure Prevention Program (EFPP) and Security Deposit Guarantee Program (SDGP). The Continuum is committed to systemic change to increase access and use of mainstream resources, which are vital for households in crisis to get the support needed to function productively and independently and avoid homelessness.

Case Managers within the Continuum receive training on how to assist households in applying/obtaining appropriate entitlements. To maximize the household's use of mainstream programs, program staff typically assesses each individual's/family's need for mainstream services and funds. With the implementation of a Common Intake Form, enrollment in SSI, TANF, Medicaid and Food Stamps can be effectively tracked. Mainstream service partners include the Veterans Administration, Bridgeport Housing Authority, CT Legal Services, food pantries and soup kitchens, United Way of Coastal Fairfield County and others which offers a seamless entry for resources.

Through the Stratford Community Services Department, homeless families and individuals and those at risk of homelessness can get counseling, referral and general assistance for shelter, food and other necessities. Families and individuals have access to a housing voucher program for emergency shelter, food voucher program for basic food items, food pantries and a gas voucher program.

Chronic Homelessness

Stratford does not have a specific strategy for eliminating chronic homelessness as most of the resources are directed to homeless families and all beds for the homeless in Stratford are for persons in families. Stratford Community Services and other agencies in Stratford utilize the resources of the GBACoC for addressing the needs of persons that are chronically homeless.

GBACoC's main objective in this area is to create new permanent housing beds for chronically homeless individuals.

The COC has developed an inventory or pipeline of projects currently under development for the creation of new permanent housing. These units, which include 5% set-asides for chronically homeless, are from a variety of for-profit, non-profit and public entities in addition to the CoC's own projects. The CoC's role is to provide assistance in the form of funding and resources to the development entities and to foster positive action for the creation of these units. The pipeline has approximately 150 new units (183 beds) on the horizon (2010) and an additional 360 units in the next 2-5 years in the planning stages. The COC reviews the pipeline inventory on a bi-monthly basis and provides TA to associated parties on a case-by-case basis. Additionally, the COC will continue to submit new projects to HUD for bonus funds to develop CH beds. The CoC has made significant progress in the provision of beds for the chronically homeless moving from 81 in 2007 to 198 in 2009.

Within Stratford, homeless and chronically homeless issues are addressed by housing providers, health and social service agencies, local clergy, and community centers operating in Stratford who meet regularly as part of the Stratford Social Services Network, a quarterly meeting hosted jointly by Stratford Community Services and Stratford Senior Services. Emergency resources, in particular, are shared and regularly updated at these meetings.

Institutional Structure

The homeless strategy of the Greater Bridgeport region is carried out through the Greater Bridgeport Area Continuum of Care, an informal coalition of non-profit homeless service providers, supportive housing providers, government agencies and businesses. As mentioned in the Consolidated Plan Coordination section, the CD Administrator plays a leading role in Continuum governance by serving on the Steering Committee and as co-chair of the Standards and Evaluation Committee.

The Steering Committee's focus is on strategic planning, development of policies/procedures as well as the implementation of the 10-Year Plan to End Homelessness for the Continuum. It meets every other month. On off months, the Community Meeting of the Continuum takes place wherein information and forums of interest to the entire Continuum membership are presented.

Discharge Coordination Policy

Because Stratford does not receive McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds, this plan narrative is not required.

Specific Objectives/Homeless (91.215)

Specific objectives of the Town's homeless strategy are summarized in Table 1C on page 61 and in the Transition Table 1C on page 78.

As mentioned earlier, based on the number of units directly assisted in the last five-year period (the two permanent supportive housing units developed by Emerge, Inc.), the Town believes the support of five additional units of housing for the homeless is a reasonable goal to achieve in the next five years.

In addition, two rental units were leased in Stratford by a permanent supportive housing provider during the last five year period, so the additional leasing of five units in the next five years is an achievable goal.

NON-HOMELESS SPECIAL NEEDS

Priority Non-Homeless Needs 91.215(e)

A priority need which has been identified is the need to provide supportive housing for the frail elderly. As discussed in the Needs Assessment, Stratford has a large elderly population and the number of persons over 85 years of age is increasing rapidly. There is a need to develop supportive housing for this population. The Town will support efforts in this area. Construction was recently completed on an assisted living community in Stratford. However, the cost of residing in this assisted living development is beyond the means of many elderly households. Efforts will be targeted toward the provision of a variety of affordable housing options for senior residents of the Town. The Town plans to continue to support the RAMP Program of the Disability Resource Center of Fairfield County throughout the strategy period. This program helps to maximize the housing options of both the frail elderly and the disabled.

A second priority is the need for housing for persons with physical and mental disabilities as well as persons with alcohol or other drug addictions. Currently,

such persons are prioritized for Section 8 Housing Choice Vouchers from the SHA. Ten percent (10%) of the annual turnover in vouchers must be designated for persons with disabilities. This special admission requirement is due to the approval of an elderly-only designation of 55 units at RFK Apartments, 72 units at Baldwin Apartments, and 47 units at Elm Terrace Apartments. The Town will also continue to support the provision of housing for individuals with disabilities looking to transition from a nursing home environment. The State of Connecticut established a pilot program to assist disabled individuals looking to transition out of nursing homes as part of the U.S. Supreme Court *Olmstead* decision and a Stratford project developed by the Corporation for Independent Living was the first site to open for two individuals in 2003. This pilot was ultimately unsuccessful, however, because tenant incomes, even after pursuing the maximum amount of mainstream resources available, were not able to cover the cost of operating the unit and the cost of supportive services. The Town will support future efforts to provide scattered site housing for such persons if alternative/additional financing tools can be identified.

Specific Special Needs Objectives

91.215(e)

Referencing Table 1B on p. 24, CHAS 2009 data reveal an estimate of 1235 households in Stratford who could qualify as frail elderly based on their age, their income, and their housing cost burdens. This table details the unmet need of all the various special needs populations in the Town.

The SHA has a waiting list of 72 elderly families and a total of 297 available federal and state elderly units. SHA is reopening its elderly waiting list in April 2010. The number of units devoted to the elderly seems to be adequate in Stratford at the present time given the annual turnover rate. Based on the expected annual turnover of Section 8 vouchers, SHA expects to set aside only 15 vouchers for persons with disabilities during the strategy period. This is in keeping, however, with the number of families with disabilities on its waiting list. SHA's Designated Housing Plan for elderly only housing units is current and will expire on 12/20/2011. There is more of a need to create programs which will address the needs of those elderly households who choose to remain in their private residence, but whom may lack the financial resources required to meet rising housing costs or who need some form of assisted housing.

The Housing Authority will utilize Replacement Housing Factor money for the acquisition of additional public housing rental units. CDBG funds and Comprehensive Grant funds will be used to make exterior and interior

improvements to existing public housing units for the elderly. If opportunities to leverage the replacement housing funds to create more elderly housing present themselves, the Town will provide the necessary support as applicable. In addition, outreach will be provided in an effort to identify frail elderly in need of supportive services. These might include services to allow the frail elderly person to continue to reside in their place of residence or to help them find a living arrangement which is more supportive of their needs. The Disability Resource Center RAMP Program and the Residential Rehabilitation Program may also serve these persons.

Specific objectives of the Town's strategy to meet the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing are summarized in Table 1C on page 61 and in the Transition Table 1C on the next page.

Transition Table 1C
Summary of Specific Homeless/Special Needs Objectives
(Table 1A/1B Continuation Sheet)

Objective #	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Homeless Objectives			
DH-1.4	Address the needs of the Town's homeless, those at risk of homelessness and other persons with special needs with rental subsidies and multi-family acquisition and rehabilitation financing.	# of units rehabilitated for the homeless with Stratford CDBG funds over 5-year strategy period, plus # of existing units leased in Stratford with McKinney-Vento funds.	10	
	Special Needs Objectives			
DH-1.2	Provide increased physical accessibility enabling the frail elderly to "age-in-place" and disabled adults to live actively in the community.	# of units to which handicapped-accessible ramps are provided.	12	
DH-1.4	Address the needs of the Town's frail elderly population and other special needs populations.	# of rental and homeowner units rehabilitated, plus # of homeowner initiative units set-aside, plus # of new occupancies via Housing Authority units or vouchers, plus # of Sec. 8 voucher set-aside for the disabled over the 5-year strategy period.	178	

*** Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Priority Community Development Needs 91.215(f)

As part of the needs assessment for preparation of this Consolidated Plan as well as past community development planning efforts, the Town of Stratford has identified several non-housing community development needs eligible for assistance under the CDBG Program. Please refer to Table 2B on the next page for a summary of these needs that include public facilities, public improvements, public services, and economic development.

Public Facilities

The Town through studies funded by CDBG funds has identified various Town facilities in need of handicap accessibility improvements. While several have been addressed in the previous Consolidated Plan, the need still remains at selected Town parks, Town buildings and Housing Authority properties. These handicap accessibility needs are beyond the financial capacity of the Town due to the extent of such needs. These improvements are CDBG eligible and have low- and moderate- income benefit since handicap accessibility improvements serving adults are a limited clientele activity.

In response to a Five-Year Master Plan prepared by the Recreation Department, the Town began as part of its current five-year Consolidated Plan, an aggressive campaign to address long- neglected, long-term capital needs at its park facilities located within low- and moderate-income areas of the Town. Clover Field, Birdseye Field, and Stratford Academy facilities, have all benefited from a significant infusion of CDBG dollars. Funds will continue to go to priority park improvements in low- and moderate-income areas to complete improvements already begun at Stratford Academy and to address other park facilities.

Finally, the Town will continue to address with CDBG funding the capital project needs of various public facilities that serve a low-mod populations, including limited clientele such as the elderly. Facilities likely to be assisted include the Baldwin Senior Center, the South End Community Center, and other facilities that serve predominantly low- to moderate-income populations.

Public Improvements - Infrastructure

The Town's Capital Improvement Program identifies street, sidewalk, sewer drainage and public site improvement needs. In order to improve the living environment for low- and moderate- income residents, the Town has established

**TABLE 2B
COMMUNITY DEVELOPMENT NEEDS**

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Unmet Priority Need	Dollars to Address Unmet Priority Need	Goals
PUBLIC FACILITY NEEDS (projects)				
Senior Centers	M		50,000	
Handicapped Centers	M			
Homeless Facilities	L			
Youth Centers	M		50,000	
Child Care Centers	M			
Health Facilities	M			
Neighborhood Facilities	M		50,000	
Parks and/or Recreation Facilities	H		700,000	
Parking Facilities	L			
Non-Residential Historic Preservation	M		30,000	
Other Public Facility Needs	M		50,000	
INFRASTRUCTURE (projects)				
Water/Sewer Improvements	L			
Street Improvements	M		150,000	
Sidewalks	H		150,000	
Solid Waste Disposal Improvements	L			
Flood Drain Improvements	M			
Other Infrastructure Needs	M		50,000	
PUBLIC SERVICE NEEDS (people)				
Senior Centers	H		100,000	
Handicapped Centers	M			
Youth Centers	H		230,000	
Child Care Centers	M			
Transportation Services	H		40,000	
Substance Abuse Services	L			
Employment Training	L			
Health Services	M		100,000	
Lead Hazard Screening	M			
Crime Awareness	L			
Other Public Service Needs	M		55,000	
ECONOMIC DEVELOPMENT				
ED Assistance to For-Profits (businesses)	L			
ED Technical Assistance (businesses)	M			
Micro-Enterprise Assistance (businesses)	L			
Rehab; Publicly-or Privately-Owned Commercial/Industrial (projects)	M			
C/I* Infrastructure Development (projects)	H		500,000	
Other C/I* Improvements (projects)	M			
PLANNING				
Planning	M		100,000	
TOTAL ESTIMATED DOLLARS NEEDED:			2,405,000	

* Commercial or Industrial Improvements by Grantee or Non-profit

as a need such improvements in designated low- and moderate- income concentrated census tracts. A particular need which has been addressed in recent years with CDBG funding is the filling of gaps in the sidewalk network on several residential streets in low-mod areas of Town. There is a need, however, to do more in this area and to correct deteriorated and damaged sidewalk conditions in these neighborhoods, as well.

Public Services

The Town has determined non-housing community development public service needs to be most serious and prevalent among two segments of the community. Specifically, the needs of the elderly and youth have been identified and targeted for actions to address such needs. For the elderly, the need relates to the large number of elderly residents in Stratford (9,593 persons over 65, 19.2% of the population compared to 13.8% statewide) as well as a growing number of residents who are over the age of 85 who are frail, but are trying to continue to live independently. There is a need to reduce the isolation of this segment of the population through expanded outreach and the provision of services.

In June 2003, the expanded elderly day care program for frail seniors (C.A.R.E.S.) was completed allowing the former 3-day a week program to be opened for 5 days. The 1,000 square foot expansion to the Baldwin Center was funded through the Community Development Program and designed after the social service day care model program thus meeting all applicable requirements for future State certification. The program has grown to 40 different participants and could grow to as many as 50 participants before a waiting list would be needed as only two current participants are in the program each day of the week. The caregiver support numbers have also risen due to the availability of the program and the coordinator's ability to see clients/family members in the new space. This has made the program more efficient in terms of meeting demand and having potential clients try the program right away. The coordinator sees a consistent demand for the CARES Program and envisions that the 19 maximum per day client load to be realistic given the average length of participation and the fluctuation, which occurs in this type of program.

For a number of years, CDBG funding has given half of the support and funds for a full-time Outreach Coordinator in the Senior Services Department. This person serves as a liaison between Stratford Senior Services and older adults in the community with a special focus on the at-risk, homebound, and frail populations. Referrals are made to the Coordinator from a myriad of sources throughout the

community, including, but not limited to police, fire, EMS, clergy, neighbors and family members. The Coordinator then meets with these seniors to make an initial assessment, assist with information about social services, provide crisis intervention, or in some cases make referrals to other agencies and resources. The Coordinator sees an average of 10 to 15 new people each month. The Coordinator also develops off-site programs in the elderly public housing developments and works with local schools to develop intergenerational programs. Continued funding for this program will be needed from CDBG or other sources as long as the elderly makes up a large percentage of the Town's population.

The need to increase the mobility of the elderly through improved transportation services has also grown tremendously over the past five years and is projected to grow for the foreseeable future. The reduction in service by the regional transportation service has fostered greater usage of the service offered by the Senior Services Transportation Program. The program has four (4) handicapped accessible vehicles with, 1 full-time driver, a part-time driver, and a part-time dispatcher funded by the Town and two (2) part-time drivers funded through the Area Agency on Aging and a Municipal Grant from the State of Connecticut (Dial-A-Ride). CDBG funding has also funded this program, but has recently been supplanted with other federal and state funding. Due to significant budget shortfalls in the Town and State budgets, CDBG funding for the program may be called for during the next five-year period. The program currently serves an active list of 375 medical clients and has a total of 950 seniors and disabled persons in the program. The Center has seen its waiting list for transportation services grow as well as the number of clients it cannot serve. The demand for these services is long expected to grow as the population continues to age and is forced to rely on others for transportation.

The youth in the community have a variety of social service needs. The Youth and Family Advisory (YFA) Board works in cooperation with the designated local Youth Services Bureau, Stratford Community Services, to develop a coordinated network of services for young people and their families. The YFA Board serves as the Local Prevention Council and receives funding from the State Department of Mental Health and Addiction Services.

The YFA Board is comprised of representatives from youth-serving organizations, school, police, youth and other concerned citizens and is advisory to the Mayor. Its mission is to mobilize youth and community partners to create a safe, healthy, and drug-free environment where youth and families thrive.

Another recent demand has been the need to provide mental health assessment, early intervention and treatment in the lives of low- and moderate-income youth and families to address social issues of child abuse and neglect, delinquency, and substance use and abuse while improving family functioning and healthy development. The need for such services was particularly highlighted by the local press in 2008 following several violent incidents in the local high schools and the release of the 2008 Stratford Profile of Youth, conducted by the Search Institute for the Regional Youth/Adult Social Action Project (RYASAP). It documented several delinquent behaviors engaged in by the youth of Stratford on a regular basis and significant behavioral health needs. To address these findings, Stratford Community Services (SCS) sought to expand clinical services for youth and families to include substance abuse and behavioral health evaluations. CDBG funds have recently been used to purchase evidence-based evaluation tools and provide training in their use for Stratford Community Services staff counselors. Funding has also been provided for special case client evaluations by contracted psychiatrists, psychologists, and other mental health professionals. In addition, SCS, in partnership with RYASAP and local police established the Town of Stratford Juvenile Review Board in September 2009 to divert young people who have committed minor non-violent offenses or who display at-risk behaviors from the juvenile justice system.

Another family functioning issue that has plagued Stratford is the prevalence of domestic violence within the community. CDBG resources in the past have gone to fund transitional and permanent supportive housing for victims of domestic violence and in 2008, for the first time, they went to fund the Criminal Court Advocacy Program of the Center for Women and Families of Eastern Fairfield County, Inc. (CWF). CWF's programs typically serve over 300 victims of domestic violence in Stratford every year. Funding is needed to provide a continuum of care approach to address domestic violence focusing on the development of safe behaviors and improving family functioning to break the multi-generational cycle of violence.

A service need for both the elderly and youth as well as the population as a whole is the need for affordable quality health care. This problem is particularly acute among the low- and moderate-income persons who often have neither the income nor medical insurance required for proper care. A local health council, appointed in January 1994 has been working for over a decade to identify the most pressing health issues facing Stratford residents. It is a diverse group made up of residents, clergy, school and health department staff. Known as the

Healthy Stratford Council, they can count among their successes, the creation of the Stratford Community Health Center, the School Based Health Center (assisted with Community Development funds since 2000) and other health initiatives designed to focus attention on identification and prevention. Promotion of good nutrition and exercise to stem obesity and tobacco prevention and control are among the group's focus.

The community health center opened its doors in 1995 following Stratford's designation by the U.S. Department of Health and Human Services (DHHS) as a Medically Underserved Population area. This area includes Census Tracts 801,802, and 804. In 2003, Census Tract 804 was designated as a health professional shortage area for primary medical care by the Bureau of Health Professions of DHHS. The community health center is located within the targeted area and is on a bus route. While they had hoped to relocate in 2000-2001, they couldn't find a suitable alternative location and in 2003 retrofitted their facility and are not likely to move in the near future due to reduced available funding and the high costs of real estate in the area.

The patient census for the center has more than doubled in the past five years and now totals over 7,000 patients in 2010. The retrofit they undertook in 2003 allowed for a full service dental facility to be added and it now has a patient level of 2,000 persons. The dental facility was in response to a documented need for affordable dental care in Stratford for both adults and children. The Town for the past several decades has subsidized basic dental care services for youth through a school dental clinic run by the Stratford Health Department. There is a need to continue this service.

To serve another underserved population and add to the local health care safety net, the school based health center at Wooster Middle School was created in 1995. The Health Haven, as it is known, has been operating for 10 years with state funding, in-kind donations and with Community Development Block Grant funding since 2000. Approximately 325 students per year who are predominately from low and moderate income families have access to medical and mental health services along with health promotion and disease prevention and intervention programs. Ironically, Stratford benefited from the City of Bridgeport closing several school-based health centers in recent years, as available state funding shifted to other communities, but continued state budget woes could put future funding from the State Department of Public Health in jeopardy. In the event of State funding cuts, there is a need to find additional funding sources to continue this program and its possible expansion to other school sites.

Economic Development

The greatest economic development need facing Stratford continues to be the replacement of employment lost as a result of changes to defense-related industries. As home of the region's largest employer, Sikorsky Aircraft, Stratford's economic fortunes are still tied in large measure to the ebb and flow of military contracts received by Sikorsky and its numerous subcontractors with operations in the area. The need to provide for America's obligations for various overseas conflicts and wars has mitigated the loss of manufacturing and construction jobs in the current recession. Manufacturing is still an important component of Stratford's employment mix, however, it will continue to experience significant declines over the next five years. There is a need to continue diversification efforts.

The Connecticut Department of Labor estimates that the State lost 45,400 jobs between February 2009 and 2010 as the Great Recession continued. Construction and manufacturing have been the sectors hit the hardest. The State's 2000 to 2010 job growth forecast fell short by over 220,000 jobs as the State actually lost jobs in that ten-year period. Service sector employment has increased in Stratford during this same ten-year period and though wages in retail and wholesale trade do not make up for the loss in manufacturing employment, service industries are a key component of Stratford's economic base accounting for over 34% of all jobs. Revised forecasts of estimated job growth in the State predict a "no jobs recovery" from the recession with job losses continuing for one to two years and job growth that is sluggish at best for the remainder of the decade.

Since 1995, when the Town's first Consolidated Plan was prepared, several activities have occurred in Town with respect to economic development. The Raymark Superfund Site was remediated, capped and sold at public auction to a consortium of retailers, Wal*Mart, Home Depot and Shaws for \$24 million. The opening of Stratford Crossing in early 2002 has exceeded everyone's expectations and resulted in the consortium creating over 600 jobs. The development has spurred activity up and down the Barnum Avenue corridor resulting in renewed interest and activity. There is a need to continue the remediation of other Raymark impacted commercial sites, most notably those 23 properties studied in the 2002 Strategic Redevelopment Initiative Pilot Project and generally described as within the Ferry Boulevard corridor. The Town, federal and state regulators and vested stakeholders must find solutions to the

remaining remediation issues so that the corridor and surrounding impacted sites can be successfully revitalized and developed for their highest and best use.

In 1995, Allied Signal, the Town's second largest taxpayer and employer was placed on the base closure list. The Town received planning assistance grants from the Department of Defense Office of Economic Adjustment in order to hire a staff person and create a reuse plan for the 78-acre site on the Housatonic River. The Town's Reuse Plan in 1997 called for the total demolition of the aging, obsolete site filled with over 59 single purpose buildings the largest of which contained over 865,000 square feet. The Army refused to approve the plan forcing the Town to modify it to one of its alternatives, an adaptive reuse of the site. In 1999, a preferred developer was selected for the site. In 2000, the Town submitted its Economic Development Conveyance Application for a no cost transfer to the Town of the site containing a 55-acre development zone and a 23-acre public park and museum zone. In 2004, a full seven years after the Town submitted its preferred plan for demolition, the Army after years of environmental studies and testing, concluded that it could not in all likelihood solve the variety of environmental conditions on the site and that demolition would indeed be a preferred remediation. The Town in December 2004, indicated its interest in pursuing an Early Transfer of the site and an Environmental Services Cooperative Agreement, which would allow for the site to be remediated quicker than what the Army had indicated it could achieve in the Remedial Investigation Report of 2012.

Ultimately the Army, frustrated with the lack of progress from the Town's preferred developer and wishing to divest itself of the property as quickly as possible, rejected the Town Council's attempt to name a new preferred developer of the site and decided in 2007 to sell the property "as-is" with environmental remediation the responsibility of the buyer by means of a public on-line auction handled by the General Services Administration (GSA) with assistance from Cushman & Wakefield. A winning bid of \$9.6 million for the now renamed Point Stratford site was revealed by the GSA in April 2008 submitted by a partnership called Hollywood East/Area 51 who proposed a movie studio and production facility for the site. One of Hollywood East partners was ousted after a bitter court battle that ensued soon after the GSA announcement. Development of the site is pending the resolution of a runway safety zone extension for Sikorsky Airport.

The ousted Hollywood East partner, Allen Christopher, has since become the principal partner of a new venture focused on redevelopment of the 18-acre old

Mobil Chemical site on Lordship Boulevard into Dogstar Studios. Dogstar hopes to open next year and eventually become one of the largest entertainment production facilities on the East Coast. Estimates are for the creation of 200 to 300 permanent jobs. Dogstar is also examining the purchase of the Ramada Inn nearby to provide accommodations for temporary workers brought in for studio shoots and other enterprises.

Another economic development project with a public improvement and housing component has been the replacement of the water distribution system for the Stonybrook Gardens Cooperative, Inc., a private, residential cooperative of 400 units which is the Town's fourth largest taxpayer. The first phase of this project has been funded through the CDBG Program and should serve to help maintain the cooperative as a viable entity providing much-needed affordable housing to its members. A recent real property revaluation in Stratford could severely impact this project as the Cooperative saw an increase in its assessed value of 40% and residents have limited resources with which to pay this increase.

Finally, with Connecticut losing its 25-34 year old age group faster than any other state in the nation and Stratford itself seeing a marginal loss in population since 2000, the Town has begun to look at the ways in which it can address this population loss, support local businesses and property owners, and increase the tax base by examining the transit-oriented development opportunities that may exist within a half-mile radius of the train station. A planning study has begun and the need going forward will be for funding to implement any desired changes in Stratford's zoning code and subdivision regulations. Another major need will be for funding to address brownfield remediation issues and attract developer interest, as several underused brownfield sites are within a half-mile of the train station. HUD is now making the development of sustainable communities a priority. The Town expects to work with its partners in the region to seek funding from HUD and its federal partners' new Sustainable Communities Initiative to provide answers to the housing, transportation and job issues facing the region in an environmentally-sustainable manner.

As with most, if not all, of the above-mentioned projects, the lack of available private and public financing, as the recession continues and credit is tight, is the largest obstacle to seeing them move forward.

Specific Community Development Objectives

The Town has developed a number of specific long-term and short-term community development objectives focused on assisting at-risk elderly and youth, disabled adults, and the residents of low- and moderate-income areas. Public facilities, public improvements, and public services will all be undertaken to serve these groups. Economic development efforts will focus primarily on assisting private entities in one of these three areas. When appropriate, specific CDBG eligible economic development activities that create employment primarily for low- and moderate- income persons will be explored. In addition, the Town will also pursue, as appropriate, Brownfields Economic Development Initiative funding in support of property reuse. The estimated dollars needed to address each of these community development program areas, as shown in Table 2B (p. 80) include only anticipated levels of CDBG funds to be made available during the five year strategy period. These estimates are based upon an analysis of past allocations and future estimates. It should be noted that several priorities will be addressed with Town capital improvement and operating funds. Table 2C, Summary of Specific Objectives, shows what the Town hopes to achieve in quantitative terms for each objective within the associated time period. Objectives are numbered according the HUD’s Performance Measurement System which ties objectives and their associated outcomes to the three national objectives of the CDBG Program and the three central reasons as to why an activity would be funded:

- Improving availability or accessibility of units or services;
- Improving affordability not just of housing but also other services; and
- Improving sustainability by promoting viable communities.

The Objective/Outcome Codes used in numbering objectives then is as follows:

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Community Development/Public Facilities Objectives

Objective #SL-3.1: Public Facility Improvements

Analysis:

As described in the needs assessment, Stratford has identified a need to undertake CDBG eligible public facility improvements with benefit to limited clientele groups and low- and moderate- income areas of the Town. During the

Strategy period, high priority will be placed on improvements to parks and/or recreation facilities. Improvements to these types of facilities scored high in the Town's resident survey conducted last fall. Senior centers, youth centers, and other neighborhood facilities will receive a lower priority.

Strategy:

Specific facilities to be considered for CDBG funding during the next five year strategy period include the South End Community Center and Sterling House Community Center. Public facility improvements, however, will focus on subsequent phases of improvements to facilities for which assistance was initiated in prior years, in particular, the Stratford Academy/Johnson House Fields and Woodend Road Courts. The realignment, reconstruction and regrading of fields and courts at these two locations will provide increased recreational opportunities for South End residents and provide needed practice and program space for various recreational leagues and programs.

Baldwin Senior Center improvements will address capital improvements beyond the scope of normal repair and maintenance that can be leveraged by Town capital funding.

Anticipated improvements at the South End Community Center include reorganization of the interior space to meet their ever-changing program needs.

Improvements to the Sterling House Community Center are those identified in the CDBG funded facility needs analysis study including reorganization and expansion of their program space. Sterling House assistance is limited to those programs or areas of the building serving a predominantly low-mod income clientele.

Asbestos removal is not anticipated to be a separate activity but may be implemented as part of other facility improvements or on an urgent need basis.

Over the strategy period, the Town will continue to assess its unmet needs with respect to handicapped accessibility access in its facilities and parks and recreational areas. These areas were addressed in the four volume Existing Facilities Structural Access Review which the Town completed in 1996, funded by Community Development. To the extent that these improvements meet the eligibility criteria and national objectives, the Town will give support for their inclusion in the Annual Action Plans. This need is further evidenced by the

numbers of elderly and disabled residents as cited in the needs analysis section of the plan.

Objective #SL-1.1: Accessibility

Analysis:

As stated above, Stratford has undertaken a comprehensive ADA Self-Evaluation to identify public facilities and buildings in need of improvements to provide accessibility for persons with disabilities. The extent of this need is such that the Town plans to commit a substantial amount of resources from various sources.

Strategy:

The Town will identify those accessibility projects which both serve a substantial amount of people and support other neighborhood, park, and historic property revitalization efforts. The use of CDBG funds for this activity is consistent with the Town's overall strategy in that it benefits a specific limited clientele group of disabled adults. Therefore, maximum impact can be achieved.

Community Development/Public Improvements Objectives

Objective #SL-3.2: Infrastructure Improvements

Analysis:

The Town of Stratford has a Capital Improvement Program which programs needed infrastructure improvements on a priority basis. During the time period covered by this Strategy, the Town proposes to expend over \$25 million for infrastructure improvements. Due to the limited amount of CDBG funds available to the Town and the funding requirements for other priorities, most infrastructure improvements have been assigned a medium priority. Sidewalk improvements, however, where the Town can fill-in gaps in the sidewalk network of low- to moderate-income residential neighborhoods or replace deteriorated sidewalks and thereby eliminate the potential for frivolous lawsuits, are a high priority. While the Town will continue to have its regular sidewalk program funded within the Town's Capital Improvement Program, it is anticipated that sidewalks in select low-mod neighborhoods will continue to be installed or replaced with CDBG dollars.

Strategy:

Within the high priority assigned to sidewalk improvements, Stratford will place an emphasis on installing sidewalks in those low-mod neighborhoods where

none currently exist and the traffic pattern makes it dangerous for pedestrians to walk in the street. Streets with sidewalks in severe disrepair or where the sidewalk network is interrupted will then be targeted. Within the medium priority assigned to infrastructure improvements, Stratford will place an emphasis on the implementation of such improvements within targeted low- and moderate-income areas. These improvements will include flood, drainage, water, street, and sewer projects as appropriate.

It is estimated that approximately \$350,000 of CDBG funds will be allocated to all infrastructure projects over the strategy period. The exact location and nature of the improvements will be determined based upon the recommendation of the Town Engineer.

Community Development/Public Services Objectives

Objective #SL-1.2: Public Services

Analysis:

Stratford has identified specific groups within its population who are at greater risk and have greater need for public services. These groups include seniors, persons with disabilities and youth. Demographic material presented in the Needs Assessment section support these priorities. In addition, the survey of residents last fall saw neglected/abused children services, youth services, and health services place in the top five priorities for the expenditure of CDBG funding. A somewhat lower priority has been placed on child care services, lead hazard screening and other public service needs.

Strategy:

During the Strategy period, the Town will focus CDBG resources on programs to serve the groups identified above. Programs offered at the Baldwin Center and the South End Community Center will be continued and expanded to the extent feasible. Program funding adjustments among public services may be made in response to shortfalls in other federal or state funding sources for these programs. The Baldwin Center programs focus on senior services and the South End Community Center programs focus on youth and family programs. Transportation services will be provided for the elderly and persons with disabilities as needed and considered appropriate. Other youth services the Town expects to assist include maintaining health services at the health clinic at Wooster Middle School and providing for an expanded clinical program at Stratford Community Services (SCS). Programs to be assisted include programs

designed to improve family functioning. Besides the clinical program at SCS, this includes domestic violence assistance programs operated by the Center for Women and Families of Eastern Fairfield County, Inc.

Community Development/Economic Development Objectives

Objective #SL-3.3: Economic Development

Analysis:

Stratford continues to experience major economic impacts from the loss of jobs spanning back several years at major defense-related industries. In addition, the negative impacts which the Raymark Superfund site continues to have on the commercial properties identified as containing Raymark waste must be addressed. While much was accomplished during the previous two strategy periods with respect to this issue, including the remediation and successful redevelopment of the original plant site, over 20 properties that are still part of the site remain unfinished. Consensus on how to effectively deal with their remediation must be reached so that the cleanup can move forward and these properties can be completed.

The Town has limited land and building resources available for economic development. This has left the Town in the position of needing to maximize available economic development resources including zoning for the adaptive reuse or more intensive use of existing improved parcels, especially those within close proximity of the train station and other transit nodes. In terms of the CDBG Program, there is the further need to focus economic development activities to primarily benefit low- and moderate-income persons. Due to the limited CDBG resources available and the breadth of economic development concerns, it is anticipated that economic development activities will be a high priority for CDBG funds only insofar as they simultaneously address several public facility, infrastructure, housing, or public service needs.

Strategy:

The Town anticipates assisting several phases of the Stonybrook Gardens Cooperative Water Distribution System Replacement Project as the economic development assistance provided to this privately owned utility addresses several housing and community development needs including strengthening the tax base, improving water system infrastructure, and providing affordable housing. The Town's ability to commit to future phases of this project will depend upon the good faith efforts of the Cooperative in arranging financing from the State

Department of Public Health Drinking Water State Revolving Fund and other sources to lessen the burden on the Town. Due to the limited availability of CDBG funding and the type of assistance generally required in support of physical economic development activities, the Town does not anticipate spending its CDBG resources on any other direct site improvements or direct business assistance. Other public services, such as day care services, transportation services, the family functioning services mentioned earlier, and job skill/work readiness training are key to assisting individuals in participating in the work force. These services are currently offered by area non-profits and through Stratford Community Services.

One strategy that the Town might consider will be the use of the Section 108 Loan Guarantee Program to provide financing for significant economic development activities. Under this program, the Town can borrow up to 5 times its CDBG entitlement grant to provide funds for economic development activities. This approach would allow the Town to undertake a major economic development activity without use of its entitlement funds. The loan would be repaid with payments from the loan. The loan would be further guaranteed by future CDBG grants. The exact nature of activities to be undertaken under this program would be determined based upon the specifics of the project. Prior to approval of such a loan, there would be a separate public hearing process. The Town will also investigate or consider the use of Brownfields funding to facilitate property reuse as appropriate in conjunction with private development.

Objective #SL-3.4: Elimination of Slums and Blight

Analysis:

Stratford has adopted a property maintenance ordinance, in order to assist in the continued revitalization of areas throughout the town to attract new businesses, promote the public interest in continued development and safeguard against blight and preserve property values. The ordinance has resulted in the hiring of a part-time enforcement officer, in order to undertake blight inspections, issue citations and assist in correcting the problems. A Blight Committee acts in an advisory capacity and also refers properties to the Blight Officer and other Planning and Zoning staff. Over 200 inspections, many of them repeat visits, were made at commercial properties during 2009.

Strategy:

During the strategy period, the Town will identify blighted properties, which are highly visible and impact on other revitalization efforts underway or planned. The

use of CDBG funds for this activity is consistent with the Town's overall strategy of improving its public facilities, infrastructure improvements and supportive public services. With the rehabilitation of the historic Perry Homestead, the Town eliminated a blighted condition at one of its gateway entrances and preserved a valuable historic resource. The use of this strategy to preserve other blighted historic properties/ resources will be explored and utilized as appropriate. The Town will also target structures located within its commercial corridors, in order to improve development opportunities.

Table 2C provides a summary of these objectives and the anticipated performance measures for the program.

Table 2C
Summary of Specific Community Development Objectives
(Table 2A/2B Continuation Sheet)

Objective #**	Specific Objectives	Performance Measure	Expected Units	Actual Units
	Public Facilities Objectives			
SL-3.1	Undertake improvements to parks/recreational facilities, senior/community centers, and other Town-owned facilities.	# of facilities assisted; complete improvements in four parks/recreational facilities; complete handicapped accessibility projects in 3 facilities; and increase program capacity at 2 community centers in the five-year strategy period.	4 Parks 3 Facilities 2 Centers	
SL-1.1	In conjunction with Objective 6, determine priority treatment due to numbers of participants and those areas lacking accessibility.	# of facilities assisted; over 5-year strategy period reduce the barriers which still exist in public facilities.	3 facilities	
	Public Improvements Objectives			
SL-3.2	Emphasize infrastructure, particularly sidewalk, improvements in low-moderate-income neighborhoods	# of projects completed over the five-year strategy period	3 projects	
	Public Services Objectives			
SL-1.2	Assist those most in need, i.e., elderly, youth, disabled adults and those in need of family functioning supports.	# of persons served annually by the particular program.	1,000 students 800 seniors 750 youth 100 disabled persons 800 victims of domestic violence	
	Economic Development Objectives			
SL-3.3	Support projects that achieve multiple housing and non-housing community development objectives and explore efforts to move redevelopment projects stalled by environmental or financing issues. Explore use of loan funding to assist in financing them.	# of projects assisted; over 5-year strategy period, complete 5 discrete projects	5 projects	
SL-3.4	Identify blighted structures that are highly visible. Target those that impact commercial corridors or historic resources.	# of projects assisted; over 5-year strategy period eliminate the blighting conditions on 2 properties.	2 properties	

****Objective Codes for Table 2C**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Neighborhood Revitalization Strategy Areas 91.215(g)

Stratford has no Neighborhood Revitalization Strategy Areas that require HUD approval.

Barriers to Affordable Housing 91.215(h)

The Stratford Housing Partnership is charged with addressing the various issues related to the reduction of barriers to affordable housing in the Town. The Analysis of Impediments to Fair Housing Choice, updated in 2005 and to be updated with new data in 2010, identifies a number of actions for the Town to take, or for SHP to spearhead, to reduce barriers to affordable housing and engage in its promotion. These actions include:

- The Town should seek to more effectively market the accessory residential apartment program as a source of affordable housing.
- The Town Zoning Commission should adopt changes to Section 5.4 of the Town Zoning Code that were recommended in the 2003 Plan of Conservation and Development to increase its flexibility and utilization.
- The Town should monitor any trends revealed over time with regard to the Stratford Housing Authority's 10% disability set aside in their Section 8 Program.
- The SHP should spearhead a public education campaign to raise public awareness of the affordable housing crisis.
- The Town Zoning Commission should begin to reexamine certain areas of the Town for rezoning for higher density residential units.
- Stratford officials should work with their legislators to change Section 8-30g of the Connecticut General Statutes by lowering the deed restriction period to less than 40 years and by simultaneously requiring judges ruling on appeals to consider the underlying zone for an affordable housing site, site density, and impact on neighboring land uses.

While all of these actions would help to address the barriers to affordable housing that exist in Stratford, Town officials have recognized, in concert with State officials and affordable housing advocates, that any public policy which

serves as a barrier to affordable housing has its roots, especially in a home-rule state like Connecticut, in the opinions of local policymakers and stakeholders. With that in mind, the Transit-Centered Design planning study currently underway has adopted a low-key, non-threatening approach in examining the available alternatives to the current development pattern that would, in addition to addressing other land use and transportation issues, encourage the development of more affordable housing. Through the use of public workshops and design charrettes held with community group members, local property owners, Town officials and commission members, and interested citizens, have been able to perceive existing land use and traffic patterns and the problems they have engendered through a new perspective. They have also been exposed to examples of good, sustainable design from other communities and have been able to reflect on what they think might work in Stratford.

Pursuing this strategy, of addressing the opinions of local policymakers and stakeholders, will eventually bear fruit, it is hoped, in the development of a more inclusive and less restrictive zoning code and other incentives that grow the tax base, encourage multiple land uses in a single location, capitalize on the Town's transportation assets, and provide more affordable housing.

Lead-based Paint 91.215(i)

The Stratford Health Department (SHD) has statutory authority for investigating reports of elevated blood lead levels in children under the age of six and for responding to other lead hazard scenarios such as pollution caused by sandblasting exterior leaded surfaces. Reports on laboratory results of blood lead tests for children residing in Stratford are sent to SHD for review and follow-up as indicated. According to the revised state statute, lead poisoning is defined as a confirmed blood lead level of 10 micrograms per deciliter of blood ($\mu\text{g}/\text{dl}$) or greater. In 2007, according to the 2010-2015 State Long-Range Housing Plan, The Health Department received reports on six children who were screened for lead, had confirmed levels of 10-20 $\mu\text{g}/\text{dl}$, and thus, required continued medical follow-up. Only one case of childhood lead poisoning with a level of 20 $\mu\text{g}/\text{dl}$ or greater surfaced in 2007. These results are comparable to similar results from 2004 and may even reflect a percentage decrease in the extent of the problem as more children are being tested now than in 2004.

State statute mandates that local health departments conduct a thorough investigation of all cases of childhood lead poisoning reported in their jurisdiction. They are responsible for inspections of dwelling units where children with lead

poisoning reside; if these children live in multi-family homes, other apartment in those houses that are occupied by children under six years of age must also be inspected for lead. Inspections include interior and exterior surfaces plus soil sampling. The health director must issue abatement orders when toxic lead levels are detected and approve lead abatement plans submitted by property owners. In addition, the department must conduct post-abatement inspections and determine if the work meets approved standards. . As of the end of 2009, the SHD had six outstanding residential lead cases that still required some abatement of identified lead hazards. Two of the six cases occurred in 2009.

Although Stratford has relatively few childhood residential lead cases that meet the State statutory definition, the age of the housing stock, the poverty rate, and the proportion of children under age six in residences places the Town fairly high on the State's lead risk index. More education is needed to alert residents of lead hazards and ways to safely conduct home renovations to avoid lead pollution. A household health survey conducted by the SHD in 2001 underscores this need. Of the over 500 respondents who completed the survey, 61% said they had never checked their homes for the presence of lead and another 12% did not know if their home had ever been tested for lead. The SHD has participated in statewide campaigns to disseminate safe renovation information to the public through hardware and paint stores and other venues. Moreover, SHD staff conducted environmental lead testing of homes in the Town's Residential Rehabilitation Program where the proposed scope of work includes the disturbance of a painted surface or where the Program Administrator observes chipping, flaking, or peeling paint. The SHD then offers assistance with abatement of identified hazards. This approach is considered to be adequate given the extent of lead poisoning and hazards in Stratford.

Antipoverty Strategy 91.215(j)

The 2000 Census recorded, based on income in 1999, 2,473 persons (5.0%) of the 49,566 persons for whom poverty status was determined to be below poverty level in Stratford. Over 73% of the persons below poverty level were 18 years of age or older (1,816 persons) and the remaining approximately 27% were children under 18. Poverty status was determined for 9,306 persons 65 years of age and older. Persons 65 years of age and older had the highest incidence of poverty in Stratford with 5.8% falling below the poverty level in 1999.

2000 Census data is presented here because the differences presented in ACS three-year estimates regarding poverty status from 2006-2008 were found to be

not statistically significant when compared to 2000 Census data. This fact has been corroborated by a Brookings Institution analysis of suburban poverty that found that among suburbs in the Bridgeport-Stamford metro area the change in the poverty rate between 2000 and 2008 was not significant at the 90 percent confidence level. Poverty statistics will be watched closely, however, as the Small Area Income and Poverty Estimates (SAIPE) program of the U. S. Census Bureau recorded 753 youth between the ages of 5 and 17 living in families, or 8.7% percent of this population, to be below the poverty level in 2008. This is a significant increase from 5.6% noted in 1999.¹¹ The following table summarizes Stratford's poverty status characteristics in 1999.

Poverty Status in 1999
Town of Stratford

<u>Category</u>	<u>Total*</u>	<u>Below Poverty</u>	<u>Percentage Below Poverty</u>
All persons	49,566	2,473	5.0
Persons 18 years and over	38,166	1,816	4.8
Persons 65 years and over	9,306	544	5.8
Related children under 18 years	11,378	635	5.9
Related children under 5 years	2,882	157	5.4
Related children 5 to 17 years	8,496	478	5.6
All families	13,679	477	3.5
With related children under 18 years	12,079	315	2.6
With related children under 5 years	2,250	106	4.7
Female householder families	2,394	206	8.6
With related children under 18 years	1,256	159	12.7
With related children under 5 years	316	84	26.6

*Total for whom/which poverty status was determined

Source: Census 2000 Summary File 3 – Sample Data, Tables P87, P90, PCT52

Poverty within the community is something that cannot be easily addressed with specific programs and activities. In addition to the housing resources provided by the Stratford Housing Authority, the Community Services Department and the Senior Services Department for persons age 60 and older, attempt to address poverty by providing counseling, referral and general assistance to persons in need within the community. Although local resources to address the issue of poverty are limited, staff within both departments are aware of local, regional and

¹¹ SAIPE numbers are considered to be more reliable than American Community Survey (ACS) data, since, as explained by the Census Bureau, they have a smaller margin of error than ACS estimates because they combine ACS data with aggregate data from federal tax information, administrative records on Supplemental Nutrition Assistance Program participation, Census 2000 statistics and annual population estimates.

state programs designed to provide basic assistance and reduce the hardships of poverty.

As shown previously in the Poverty Status Characteristics Table, persons over 65 years of age and female householder families experience the highest incidence of poverty within Stratford. Public service programs such as day care, nutrition, health care, job training and vocational counseling all address the hardships of poverty. Many of these services are provided to seniors at the Baldwin Center and to families and individuals at the South End Community Center. Both of these centers receive CDBG funds. Staff at the Birdseye Complex, which houses the Health and Community Services Departments, also serve as intake points for persons in need of these programs. Support and enhancement of public service programs will be the Town's Anti-Poverty Strategy for the Five Year Strategy Period. An emphasis on programs designed to improve family functioning should further enhance services directed toward impoverished youth and their families. The Town will also continue to seek resources to expand supportive housing and public service programs to address poverty in Stratford.

Institutional Structure 91.215 (k)

As described in the Managing the Process section, the Community Development Subcommittee of the ECDC (CD Subcommittee) serves as the lead agency for implementation of this Consolidated Plan. The CD Subcommittee is provided staff resources through the Town Department of Community/Economic Development. The stated mission of the Town of Stratford Department of Community/Economic Development is to provide general planning and direction to various economic and community development programs and activities geared toward improving Stratford as a place to live and do business. The CD Subcommittee membership currently consists of three Town Council members, though in the recent past there have been as many as two citizen members as well. The inclusion of Town Council members in the membership of the CD Subcommittee allows for coordination with the overall policy and budgetary decisions of the Town. In March 2009, the Town approved a job reclassification for the Grants Coordinator position into the new position of Community Development Administrator. This decision was made retroactive to April 2008, as the Community Development Administrator (CD Administrator) had been engaged in all CDBG administrative activities since the former Director of Community/Economic Development position was eliminated in May 2007. The CD Administrator reports directly to the Mayor and Chief Administrative Officer

(CAO) and meets on an as-needed basis with the CAO to discuss project and program issues. This combination of legislative (Town Council) and administrative (Mayor and CAO) coordination enhances the delivery of services in order to meet established objectives.

To further strengthen this delivery system, resolve any confusion that may have resulted from the adoption and implementation of the new Town Charter in 2005, and eliminate inefficiencies in the conduct of CD Subcommittee business, the CD Administrator proposed in January 2010 an ordinance establishing a Community Development Agency, separate and apart from the Economic and Community Development Commission. This agency would serve as the successor agency to the CD Subcommittee. The proposed ordinance was amended at the CD Subcommittee's March 2010 meeting and sent to the Town Attorney for review.

The Stratford Housing Authority is an integral part of the delivery system. Members of the Housing Authority are appointed by the Town Council. Therefore, there is a legislative relationship between CDBG activities and the activities of the Housing Authority. Furthermore, there is a recognition that the Housing Authority serves the housing needs of those most in need (very low income). In this regard, the Town has developed a strong supportive relationship between the CDBG Program and Housing Authority activities. One example from the last program year is the Town's quick turnaround on the environmental review needed for the Housing Authority's 2008 Capital Plan. Also, as described above in the Public Housing Strategy section of this Strategic Plan, a significant amount of CDBG funds have been expended for activities in support of public housing and will continue to be expended in the future. These activities support the Comprehensive Program activities of the Housing Authority in order to maximize benefits to public housing residents.

The Stratford Housing Authority has completed its Agency Plan for Fiscal Years 2010 - 2014 and its Annual Plan for Fiscal Year 2010. HUD approved the Plan in December 2009. Priorities, objectives and activities from the Housing Authority's Agency Plan have been incorporated into the applicable sections of this Consolidated Plan.

Coordination 91.215(I)

The Town of Stratford, through its Office of Community/Economic Development, Housing Authority, Planning Department, Engineering Department, Community Services Department, Senior Services Department and Health Department will

coordinate efforts outlined in this Strategy. Significant coordination has occurred and continues among the Planning and Health Departments and the Office of Community/ Economic Development with regard to the SRI Initiative to address environmental remediation concerns in Town areas adjacent to the Raymark Superfund site. The Planning Department, Housing Authority, and the Office of Community/ Economic Development also work together on developing and presenting the various policies and action items for the Stratford Housing Partnership's agenda and related affordable housing activities.

In addition, the Office of Community/Economic Development is an active member of the Greater Bridgeport Area Continuum of Care as the CD Administrator plays a leading role in Continuum governance by serving on the Steering Committee and as co-chair of the Standards and Evaluation Committee. By virtue of this involvement, the Town of Stratford coordinates its homeless and other special needs assistance with the other private, non-profit and governmental providers of health, mental health, and supportive housing services to these populations. These efforts will no doubt continue and intensify over the strategy period as the HUD begins to implement regulations related to the reauthorization of McKinney-Vento programs, known as the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, in the coming months and years.

The Town will share this plan with other adjacent units of general local government and is involved in cooperating and coordinating with them and State Department of Economic and Community Development staff responsible for the State CDBG Program in the implementation of this plan insofar as the CD Administrator regularly meets with his colleagues in other jurisdictions and at the State level through the CDBG Roundtables, sponsored quarterly by HUD, and by his involvement on the Board of Directors of the Connecticut Community Development Association, a non-profit trade association composed of community development professionals from around the state, and their regular monthly meetings and annual events.

Efforts to enhance coordination with private industry will likely include public education efforts with local renovation and home remodeling contractors around HUD and EPA's new Lead-Based Paint Renovation, Repair and Painting Program Rule that takes effect in April 2010. The Town will begin its outreach efforts in this regard with contractors who have previously worked in its Residential Rehabilitation Program. Further efforts to coordinate with local industry and businesses with regard to the Town's economic development

strategy depend on whether CDBG or Section 108 financing will be explored as part of any major redevelopment or sustainable, transit-oriented design project. The current Transit-Centered Design study underway in Stratford is examining the connections between land uses in Stratford Center and local and regional transportation planning strategies. The coordination of any mixed-use, mixed-income, retail, commercial and housing developments with adequate and sustainable transportation options for users of these developments will be necessary for their success. Similar provisions have been made for residents of public housing developments in Town over past years so that all public housing residents have adequate access to public transportation by bus with transfer available to rail.

Monitoring 91.230

The Community Development Subcommittee of the ECDC, utilizing the staff resources of the Department of Community/Economic Development, will be responsible for monitoring the use of CDBG funds. The CD Administrator prepares subrecipient agreements for the public services, the Stratford Housing Authority and other projects, which are implemented by agencies other than the Town. The subrecipient agreement details for each the scope of services; budget; anticipated schedule; compliance issues; and the administrative records, reports and information requirements that will be required. Included within this is a program benefit form, which, for those programs such as the South End Community Center that are funded annually, is updated annually and used by them to record participant statistics on a quarterly basis. For those with a limited clientele that are generally presumed by HUD to be principally low and moderate income persons such as the elderly and handicapped, recipients must provide total units of service provided as a result of the CDBG funds. Details on this are also included within the scope of services for each activity. This information is used to assist in the preparation of the Consolidated Annual Performance and Evaluation Report. The Department also provides technical assistance in order to assist subrecipients in meeting their schedules and achieving their performance objectives. Such assistance has included development of alternative programs and services to meet clientele needs and fast tracking of professional service agreements for planning and concept design. These methods have been successful in keeping programs on track and ensuring that expenditures are timely and in compliance. In 2008, the Department also began to implement a regular schedule of site visits to public service subrecipients. The Department will continue to use all of these procedures to monitor activities carried out with CDBG funds.

OTHER NARRATIVES AND ATTACHMENTS

No other narratives have been included at this time, but may be included over the course of the strategy period as circumstances, such as a Substantial Amendment to the Plan, warrant and dictate.

Key attachments to the Consolidated Plan, related to the citizen participation process, the homeless housing inventory, housing authority plans, and other matters are found in Appendices A through D at the end of this document.

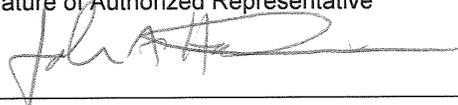


SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document.

SF 424

Date Submitted 5/13/10	Applicant Identifier B-10-MC-09-0021	Type of Submission	
Date Received by state	State Identifier	Application	Pre-application
Date Received by HUD	Federal Identifier	<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Town of Stratford		CT91104 STRATFORD	
Street: 468 Birdseye Street, Room 112		Organizational DUNS: 07-213-4414	
Town: Stratford		Organizational Unit	
County: Fairfield	Connecticut	Department: Department of Community/Economic Development	
0Zip Code: 06615	Country: U.S.A.	Division: Community Development	
Employer Identification Number (EIN):			
06-6002103		Starting Date: 7/1/2010 Ending Date: 6/30/11	
Applicant Type:		Specify Other Type if necessary:	
Local Government: Township		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles: Town of Stratford, 2010-2011 Community Development Block Grant		Description of Areas Affected by CDBG Project(s): Town of Stratford	
\$CDBG Grant Amount: \$759,328	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s): \$759,328			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	

Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts: 3rd	Project Districts: 3rd		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application: C. Duncan Yetman, Jr., Community Development Administrator			
Authorized Representative			
First Name: John	Middle Initial: A.	Last Name: Harkins	
Title: Mayor	Phone: (203) 385-4001	Fax: (203) 385-4108	
jharkins@townofstratford.com	www.townofstratford.com		
Signature of Authorized Representative		Date Signed	
		May 12, 2010	



CERTIFIED RESOLUTION

State of Connecticut
County of Fairfield

ss. Stratford

Town of Stratford
Office of the Town Clerk

I, **SUSAN M. PAWLUK**, Town Clerk of the Town of Stratford, **DO HEREBY** certify that the attached is a true and correct copy of the Resolution passed at a Regular meeting of the Town council, duly held and convened on the 10th day of May 2010 at which meeting a duly constituted quorum of the Town Council was present and acting throughout and that such resolution has not been modified, rescinded or revoked and is at present in full force and effect.

IN WITNESS WHEREOF, the undersigned has affixed her signature and the corporate seal of the Town of Stratford, this fourteenth day of May 2010.

ATTEST:



Susan M. Pawluk
Town Clerk



Office of the Council Clerk
2725 Main Street, Stratford CT 06615
phone: (203)385-4035
councilclerk@townofstratford.com

STRATFORD TOWN COUNCIL MEETING

May 10, 2010

RESOLUTION APPROVING AND AUTHORIZING THE SUBMISSION OF THE

**2010-2014 Consolidated Housing and Community Development Strategy and Plan and Annual
Action Plan For Program Year 36
Community Development Block Grant Funding**

SPONSOR: Stratford Town Council

WHEREAS, the Community Development Subcommittee of the Economic and Community Development Commission has reviewed the comments received during the thirty (30) day public comment period (April 2 -May 3, 2010) on the Town's 2010-2014 Proposed Consolidated Housing and Community Development Strategy and Plan (the "Consolidated Plan") and Annual Action Plan for Program Year 36; and

WHEREAS, the Town Council held a public hearing on April 21, 2010 for the purpose of receiving comments on the Consolidated Plan and Annual Action Plan; and

WHEREAS, based upon the comments received and other considerations, the Community Development Subcommittee of the Economic and Community Development Commission has forwarded, with the following changes resulting from the U. S. Department of Housing and Urban Development's (HUD) announcement of Community Development Block Grant formula allocations on or around April 1, 2010:

Reduce Continuation of Sidewalk Improvements by \$537 to \$44,463; and

Reduce Planning and Administration – Management/Oversight of the Program by \$135 to \$146,865,

the Proposed 2010-2014 Consolidated Plan and Annual Action Plan for Program Year 36 to Town Council with a favorable recommendation for approval.

NOW THEREFORE BE IT RESOLVED, that the 2010-2014 Consolidated Plan and Annual Action Plan for Program Year 36, as summarized in the attachment hereto, be adopted by the Town Council as the Town's 2010-2014 Consolidated Plan and Annual Action Plan for Community Development Year 36; and

BE IT FURTHER RESOLVED, that John A. Harkins, Mayor, Town Hall, 2725 Main Street, Stratford, CT is authorized as the official representative of the Town of Stratford to submit the 2010-2014 Consolidated Plan and Annual Action Plan for Program Year 36 and revisions, amendments thereto and all understandings, certifications and assurances contained therein, and to provide any additional information which may be required by HUD so that the Town may receive its Community Development Block Grant Year 36 funds.

YEAR 36 FINAL PLAN SUMMARY

<u>Activity</u>	<u>Allocation</u>	<u>Description</u>
<u>PUBLIC SERVICES</u>		
South End Community Center	\$ 48,100	Location: 19 Bates Street-Funds for operation the Center
Senior Services Outreach Coordinator	\$ 21,000	Location: 1000 West Broad Street-Full Time Outreach Coordinator
Stratford Health Department	\$ 18,900	Location: 150 Lincoln Street-staff hours Wooster School Based Health Center
Stratford Community Services	\$ 8,000	<i>Location: 468 Birdseye Street-Expansion of Clinical Program</i>
Center for Women and Families of EFC, Inc.	\$ 5,000	Location: 753 Fairfield Avenue, Bridgeport-Family Strengthening Services Program
Total Public Services:	\$101,000	
<u>Housing</u>		
Stratford Housing Authority	\$ 30,000	SHA Units - Vacant unit rehab
Residential Rehabilitation	\$100,000	Continuation of Residential Rehabilitation Program
Total Housing:	\$130,000	

<u>ADA Improvements</u>		
Disability Resource Center	\$ 5,000	Continuation of RAMP Program
Total ADA Improvements:	\$ 5,000	
<u>Public Improvements</u>		
Birdseye/Stratford Academy Field Improvements Project - Phase II	\$117,000	Location: Stratford Academy, 719 Birdseye Street, field improvements
Woodend Road Court Improvements	\$ 90,000	Location: Woodend Road - court and park improvements
Continuation of Sidewalk Improvements	\$ 44,463	Continuation of Sidewalk Improvements – Location: low-moderate income census block groups
Stonybrook Gardens Cooperative	\$100,000	Location: Cupheag Crescent Phase One-

Stonybrook Gardens Cooperative	\$ 20,000	Location: 55 Singer Court - Design of Storm Water Drainage
Total Public Improvements:	\$371,463	
<u>Planning and Administration</u>		
Town of Stratford – Multiple Departments	\$ 5,000	Development of community driven blueprint for youth services.
Management/Oversight of Program	\$146,865	General Administration of program and activities.
Program Total:	\$759,328	

A MOTION WAS MADE BY MS. PHILIPS SECONDED BY MR. CONNOR TO APPROVE THE FOREGOING PROGRAM. THE MOTION PASSED UNANIMOUSLY.

CERTIFICATION

I, Carol Cabral, do hereby certify that I am the Council Clerk of the Town of Stratford, a municipal corporation organized and existing under the laws of the State of Connecticut having its principal place of business at 2725 Main Street, Stratford, Connecticut, that I am the keeper of the Council records and that the foregoing is a true and correct portion of the minutes duly adopted and ratified by the Stratford Town Council at the legally convened Council meeting conducted on May 10, 2010.


Carol Cabral, Council Clerk



Annual Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

Narrative Responses

ACTION PLAN

Executive Summary 91.220(b)

On an annual basis the Town prepares an Action Plan which provides information on anticipated resources, proposed activities and methods of allocation and implementation. This Action Plan is prepared following the application and citizen participation process. The Action Plan was formulated in March 2010 and was reviewed during a 30-day public comment period commencing on April 1, 2010. A brief summary of the proposed activities for the 2010-2011 CD Yr. 36 Program Year follows on the next page:

Year 36 Action Plan Summary

<u>Activity</u>	<u>Allocation</u>	<u>Description</u>
Public Services		
South End Community Center	\$ 48,100	Location: 19 Bates Street-Funds for operation of the Center
Senior Services Outreach Coordinator	\$ 21,000	Location: 1000 West Broad Street-Full Time Outreach Coordinator
Stratford Health Department	\$ 18,900	Location: 150 Lincoln Street-staff hours Wooster School Based Health Center
Stratford Community Services	\$ 8,000	Location: 468 Birdseye Street-Expansion of Clinical Program
Center for Women and Families of EFC, Inc.	\$ 5,000	Location: 753 Fairfield Avenue, Bridgeport-Family Strengthening Services Program
Total Public Services:	\$101,000	
Housing		
Stratford Housing Authority Residential Rehabilitation	\$ 30,000	SHA Units - Vacant unit rehab
	\$100,000	Continuation of Residential Rehabilitation Program
Total Housing:	\$130,000	
ADA Improvements		
Disability Resource Center	\$ 5,000	Continuation of RAMP Program
Total ADA Improvements:	\$ 5,000	
Public Improvements		
Birdseye/Stratford Academy Field Improvements Project - Phase II	\$117,000	Location: Stratford Academy, 719 Birdseye Street, field improvements
Woodend Road Court Improvements	\$ 90,000	Location: Woodend Road - court and park improvements
Continuation of Sidewalk Improvements	\$ 44,463	Continuation of Sidewalk Improvements – Location: low-moderate income census block groups
Stonybrook Gardens Cooperative	\$100,000	Location: Cupheag Crescent Phase One-Water Distribution System Replacement
Stonybrook Gardens Cooperative	\$ 20,000	Location: 55 Singer Court - Design of Storm Water Drainage
Total Public Improvements:	\$371,463	
Planning and Administration		
Town of Stratford – Multiple Departments	\$ 5,000	Development of community driven blueprint for youth services.
Management/Oversight of Program	\$146,865	General Administration of program and activities.
Program Total:	\$759,328	

Citizen Participation 91.220(b)

The citizen participation process that has been followed in the formulation of this plan can best be summarized by the following timetable for development of the 2010-2014 Consolidated Plan and Year 36 Annual Action Plan.

APPROVED COMMUNITY DEVELOPMENT BLOCK GRANT TIMETABLE

FOR THE

2010-2014 FIVE YEAR CONSOLIDATED PLAN

AND

ANNUAL ACTION PLAN FOR PROGRAM YEAR 36

- August 8, 2009 - Solicit opinion surveys about the CDBG program at the "Unity in the Community" Festival.
- August 20, 2009 - Solicit opinion surveys about the CDBG program at the Baldwin Center Picnic.
- August 24, 2009 - Solicit opinion surveys about the CDBG program at the "Back to School" Farmers Market.
- September & October 2009 - CD Administrator updates Needs Analysis and Analysis of Impediments to Fair Housing Choice to present at Town informational meetings.
- October 17, 2009 - Solicit opinion surveys about the CDBG program at the Boothe Park Pumpkin Festival.
- October 26, 2009 - Informational meeting at Stratford Housing Authority Board meeting.
- November 24, 2009 - Community Development staff distributes flyers about two neighborhood informational meetings on the Town's Five Year Consolidated Housing and Community Development Strategy and Plan and its Community Development Block Grant Program.
&
December 1, 2009
- December 3, 2009 - First neighborhood informational meeting held at the Stonybrook Gardens Co-op Community Room at 6:30 PM.
- December 8, 2009 - Second neighborhood informational meeting held at the Birdseye Municipal Complex at 6:30 PM.

- December 30, 2009 - Information packages sent to all Town Departments, Agencies and Organizations who have expressed an interest in, or participated in the Community Development Program.
- January 3, 2010 - General notice published in the newspaper announcing the application process.
- January 24, 2010 - Advertise for Community Development Subcommittee public hearing.
- January 26, 2010 - Regular Community Development Subcommittee meeting cancelled.
- January 29, 2010 - Deadline for submission of Proposals/Projects.
- February 9, 2010 - Community Development Subcommittee holds public hearing on proposed CDBG program activities for Program Year 36 Action Plan and Five Year Consolidated Plan. Special Community Development Subcommittee meeting follows.
- February 23, 2010 - Community Development Subcommittee regular meeting to review proposals/applications and develop proposed Five Year Consolidated Plan and CD Year 36 Action Plan.
- March 22, 2010 - Community Development staff conducts orientation to the Community Development Block Grant Program for the Stratford Town Council
- March 23, 2010 - Regular Community Development Subcommittee Meeting held to finalize proposed Five Year Consolidated Plan and CD Year 36 Action Plan
- April 1, 2010 - Proposed Five Year Consolidated Plan and CD Year 36 Action Plan is made available for 30 day public comment period and advertise for Town Council Public Hearing.
- April 21, 2010 - Town Council holds public hearing on Proposed Five Year Consolidated Plan and Proposed Program Year 36 Plan.

- | | |
|----------------|---|
| April 27, 2010 | - Community Development Subcommittee regular meeting, cancelled . |
| May 4, 2010 | - Community Development Subcommittee special meeting to review comments on proposed Five Year Consolidated Plan and Year 36 Action Plan and proposed CDBG program allocations and make final revisions for referral to Town Council. |
| May 10, 2010 | - Town Council regular meeting to vote on resolution for CDBG projects and approve submission of the Five Year Consolidated Plan and Program Year 36 Plan to HUD. |
| May 13, 2010 | - Submission of Five Year Consolidated Plan and CD Year 36 Action Plan to HUD. |
| July 1, 2010 | - Start of CD Program Year 36. |

Please refer to Appendix A for copies of the following items referenced in the above timetable:

- An opinion survey taken of 121 Stratford residents at four community events during the summer and fall of 2009 and summary results of the survey
- Updated citizen participation list to whom was sent a 12/30/09 cover letter with CD Year 36 Information Package and Funding Request Form
- Aforementioned 12/30/09 cover letter
- Memorandum to Community Development Subcommittee at the conclusion of the public comment period that summarizing all comments received on the Proposed Year 36 Plan with attachments that include written comments.

Comments on the Consolidated Plan and Action Plan will appear together in Citizen Participation section of the Consolidated Plan.

Resources 91.220(c)(1) and (c)(2)

The following sections summarize the potential resources, which may be available to the Town during the Action Year.

FEDERAL RESOURCES

CDBG: Funds may be used for housing, economic development, public improvements, public services, program delivery, planning and administrative costs. Each year the Town adopts a budget for these funds based upon applications from Town departments and qualified applicants.

CDBG - R: This special allocation of CDBG funds through the American Recovery and Reinvestment Act (ARRA) will be used for “shovel-ready” public improvements during the Action Plan Year.

HPRP: These ARRA funds would be available through the State of Connecticut Department of Social Services to help needy homeowners and renters in danger of losing their homes to remain housed with rental assistance and other supports for up to 18 months.

NSP - II: These competitive ARRA funds would be appropriate for a non-profit housing sponsor to purchase and rehabilitate one or more one to three-family properties for their clientele.

HOME: While Stratford does not receive HOME funds as an entitlement community, such funds are available through the State of Connecticut Department of Economic and Community Development. These funds would be appropriate for use by a non-profit housing sponsor to provide down payment assistance to first time homebuyers.

Capital Fund/Comprehensive Grant Program and Capital Fund Recovery Grant: The Stratford Housing Authority receives funds on an annual basis to use for improvements to federally funded housing complexes in accordance with its Comprehensive Grant Program which is part of its Five Year Agency Plan.

STATE OF CONNECTICUT

Department of Economic and Community Development: Various state housing programs including a down payment assistance program are available through the Department of Economic and Community Development. In addition, DECD now administers a State Housing Trust Fund, created by the Connecticut General Assembly in 2005.

Department of Social Services: This State agency administers program funds for very low income residents and supports homeless and transitional facilities. In addition, this Department awards funds for the development of service facilities and homeless shelters.

Connecticut Housing Finance Agency: This agency offers various housing finance programs including mortgages for income eligible purchasers and a supportive housing finance program in conjunction with Department of Mental Health and Addiction Services (DMHAS), and the Department of Social Services (DSS) of the State of Connecticut. The latter program offers capital financing, project-based rental assistance, and support service funding for supportive housing development projects.

Department of Public Health: This agency funds School Based Health Centers throughout Connecticut including the SBHC at Wooster Middle School in Stratford.

Department of Mental Retardation: Supports the development of housing for the developmentally disabled using federal and state resources.

Department of Mental Health and Addiction Services: Supports various housing and service programs to benefit persons with mental illness or substance abuse problems.

TOWN OF STRATFORD

General Funds: Tax revenues provide funding for general Town services. Many of the programs including senior services, social services and health services described in this Consolidated Plan are provided by these funds.

General Obligation and Special Purpose Bonds: The Town may issue bonds from time to time for public improvements and public facility construction. The use of these funds is outlined in the Town's Capital Improvement Program.

Annual Objectives 91.220(c)(3)

Table 3A below provides a summary of the specific objectives that will be addressed during the program year.

**Table 3A
Summary of Specific Annual Objectives**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Rental Housing Objectives					
DH 1.1	Reduce the number of very low- and low-income households which are forced to pay more than 30% of their income for housing.	CDBG, PHA Operating Fund, PHA Capital Fund, Section 8 subsidies	# of SHA units rented and Section 8 Vouchers utilized over 5-year strategy period.	65		Provide improved accessibility to decent rental housing.
	Owner Housing Objectives					
DH 1.2	Provide increased physical accessibility enabling the frail elderly to “age-in-place” and disabled adults to live actively in the community.	CDBG	# of units to which handicapped-accessible ramps are provided.	1		Income-eligible, disabled individuals provided with greater access and mobility within the community
DH 2.1	Preservation of existing affordable housing stock through moderate rehab of owner-occupied, income-eligible, single-family properties.	CDBG	# of units completed	4		Preserve decent owner housing with improved affordability.
	Homeless Objectives					
DH 1.4	Address the needs of the Town’s homeless, those at risk of homelessness and other persons with special needs with rental subsidies and multi-family acquisition and rehabilitation financing.	Section 8 subsidies, SHP, S+C	# of units assisted or completed	5		Increase the availability/accessibility of decent housing for those with special needs

Table 3A
Summary of Specific Annual Objectives (continued)

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Special Needs Objectives					
	See DH 1.4 above					
	Community Development Objectives					
	Infrastructure Objectives					
SL 3.2	Emphasize infrastructure, particularly sidewalk, improvements in low- to moderate-income neighborhoods.	CDBG, Town General Fund and CIP Funds	# of projects completed or households assisted	1 project or 180 households		Enhance suitable living environment through increased sustainability of public improvements.
	Public Facilities Objectives					
SL 3.1	Undertake improvements to parks/recreational facilities, senior/community centers, and other Town-owned facilities.	CDBG, Town General Fund and CIP Funds	# of facilities assisted	2 parks		Enhance suitable living environment by making improved recreational facilities available.
	Public Services Objectives					
SL 1.2	Assist those most in need, i.e., elderly, youth, disabled adults and those in need of family functioning supports.	CDBG, Title III OAA, VAWA, State DPH and DMHAS, Town General Fund, and private foundations	# of persons served annually	1,174		Enhance suitable living environment through improved availability/accessibility to services

**Table 3A
Summary of Specific Annual Objectives (continued)**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Economic Development Objectives					
SL 3.3	Support projects that achieve multiple housing and non-housing community development objectives and explore efforts to move redevelopment projects stalled by environmental or financing issues.	CDBG, State DPH Public Drinking Water Fund, private financing	# of projects completed	1		Enhance suitable living environment through improved sustainability of a private water utility

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

<input checked="" type="checkbox"/>	Objective Category: Decent Housing Which includes:	<input checked="" type="checkbox"/>	Objective Category: Suitable Living Environment Which includes:	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:
<input type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input checked="" type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input checked="" type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing	<input type="checkbox"/>	conserving energy	<input type="checkbox"/>	access to capital and credit

	that is accessible to job opportunities		resources and use of renewable energy sources		for development activities that promote the long-term economic social viability of the community
--	---	--	---	--	--

Description of Activities 91.220(d) and (e)

Table 3C, the Consolidated Plan Listing of Projects, or the comparable Project Activity Sheet from the Consolidated Plan Management Process (CPMP) Tool, that corresponds to the listing of projects in the Executive Summary, appears on the following pages. These are the eligible programs or activities that have been funded during the program year to address the priority needs and specific objectives identified in the strategic plan.

Project Name: South End Community Center						
Description:	IDIS Project #: 277 UOG Code: CT91104 Stratford					
Location: 19 Bates Street Stratford, CT 06615						
Priority Need Category Select one: Public Services ▼						
Explanation: Provide funds in support of operation of the South End Community Center.						
Expected Completion Date: 6/30/2011						
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Specific Objectives						
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the services for low/mod income persons ▼ 2, ▼ 3, ▼					
Project-level Accomplishments	01 People ▼	Proposed	500	Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome		Performance Measure		Actual Outcome		
Provide needed services to improve the lives of South End residents.		Number of persons with improved access to various services.				
05 Public Services (General) 570.201(e) ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt.	48,100	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People ▼	Proposed Units	500	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Senior Services Outreach Coordinator					
Description:	IDIS Project #: 278 UOG Code: CT91104 Stratford				
Location: Baldwin Center 1000 West Broad Street Stratford, CT 06615					
Priority Need Category Select one: Public Services					
Explanation: Funds will be utilized to support a full-time outreach coordinator to work with frail, homebound and/or other elderly residents.					
6/30/2011					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability					
1, Improve the services for low/mod income persons					
2,					
3,					
Project-level Accomplishments	01 People	Proposed	150	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Frail, homebound elderly gain awareness of social supports enabling them to "age-in-place."		Number of clients served.			
05A Senior Services 570.201(e)		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Program Year 1	CDBG	Proposed Amt.	21,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Other	Proposed Amt.	15,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	150	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Wooster School Based Health					
Description:	IDIS Project #: 279 UOG Code: CT91104 Stratford				
Location: 150 Lincoln Street Stratford, CT 06614					
Priority Need Category Select one: Public Services					
Explanation: Funds will be utilized to maintain staff hours at the Wooster School Based Health Center.					
Expected Completion Date: 6/30/2011					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the services for low/mod income persons				
	2,				
	3,				
Project-level Accomplishments	01 People	Proposed	300	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Provide accessible medical care to low and moderate income students.	Number of students provided improved access to medical care.				
05M Health Services 570.201(e)	Matrix Codes				
Matrix Codes	Matrix Codes				
Matrix Codes	Matrix Codes				
Program Year 1	CDBG	Proposed Amt.	18,900	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Other	Proposed Amt.	122,094	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	01 People	Proposed Units	300	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Stratford Community Services						
Description:	IDIS Project #: 280 UOG Code: CT91104 Stratford					
Location: Birdseye Municipal Complex 468 Birdseye Street Stratford, CT 06615						
Priority Need Category Select one: Public Services ▼						
Explanation: Funds will be provided to continue the clinical mental health services available to troubled youth. Program includes psychiatric evaluation and monitoring including medication management.						
Expected Completion Date: 6/30/2011	Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Specific Objectives						
1, Improve the services for low/mod income persons ▼						
2, ▼						
3, ▼						
Project-level Accomplishments	01 People ▼	Proposed 24		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome		Performance Measure		Actual Outcome		
24 youth have increased access to mental health services.		Number of youth with increased access to mental health services.				
050 Mental Health Services 570.201(e) ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 8,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Other ▼	Proposed Amt. 146,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People ▼	Proposed Units 24		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Center for Women and Families of EFC, Inc.						
Description:	IDIS Project #: 281 UOG Code: CT91104 Stratford					
Location: 753 Fairfield Avenue Bridgeport, CT 06604						
Priority Need Category Select one: Public Services ▼						
Explanation: Funds will be utilized to continue the Family Strengthening Services Program to improve family functioning and break the multi-generational cycle of domestic violence.						
Expected Completion Date: 6/30/2011	Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Specific Objectives						
1, Improve the services for low/mod income persons ▼						
2, ▼						
3, ▼						
Project-level Accomplishments	01 People ▼	Proposed 200		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome		Performance Measure		Actual Outcome		
Provide access to advocacy services long-term case management and clinical mental health services for victims of domestic violence.		Number of persons with new access to advocacy services.				
05G Battered and Abused Spouses 570.201(e) ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 5,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People ▼	Proposed Units 200		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Stratford Housing Authority Vacant Unit Repair Program					
Description:	IDIS Project #: 282 UOG Code: CT91104 Stratford				
Location: Baldwin Apartments; Hearthstone; RF Kennedy; Lucas Gardens; Meadowview Manor; Elm Terrace & Shiloh Gardens					
Priority Need Category Select one: Rental Housing					
Explanation: Funds will allow the Housing Authority maintenance staff to make minor repairs to vacant units in order to turn them around quickly and help meet the HUD performance standard for reoccupancy.					
Expected Completion Date: 6/30/2011					
<input type="checkbox"/> Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Increase the supply of affordable rental housing 2, Improve access to affordable rental housing 3,				
Project-level Accomplishments	10 Housing Units	Proposed	25	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Provide improved accessibility to decent rental housing.		Number of units rehabilitated.			
14D Rehab; Other Publicly-Owned Residential Buildings 570.202		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 1	CDBG	Proposed Amt.	30,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	10 Housing Units	Proposed Units	25	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Residential Rehabilitation Program				
Description:	IDIS Project #: 283 UOG Code: CT91104 Stratford			
Location: Community-wide				
Priority Need Category	Select one: Owner Occupied Housing ▼			
Explanation:				
Expected Completion Date: 12/31/2011	Funds will be used for continuation of the Residential Rehabilitation Program for income eligible homeowners.			
Objective Category	Specific Objectives			
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1, Improve the quality of owner housing ▼			
Outcome Categories	2, ▼			
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	3, ▼			
Project-level Accomplishments	10 Housing Units ▼	Proposed 4	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Create decent housing with improved affordability.	Number of units completed.			
14A Rehab; Single-Unit Residential 570.202 ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 100,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	10 Housing Units ▼	Proposed Units 4	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Disability Resource Center - RAMP							
Description:	IDIS Project #: 284 UOG Code: CT91104 Stratford						
Location: Community-wide							
Priority Need Category:							
Select one:	Public Facilities ▼						
Explanation:							
Expected Completion Date: 6/30/2012	Provide funds for handicapped-accessible ramps for the homebound disabled through the Disability Resource Center of Fairfield County Inc.'s Resources to Actualize Mobility Program (RAMP).						
Objective Category							
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity							
Specific Objectives							
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability							
1. Increase range of housing options & related services for persons w/ special needs ▼							
2. Improve the quality of owner housing ▼							
3. Improve the quality of affordable rental housing ▼							
Project-level Accomplishments	10 Housing Units ▼	Proposed	1		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
Proposed Outcome		Performance Measure		Actual Outcome			
Income-eligible, disabled individuals provided with greater access and mobility within the community.		Housing units completed.					
14A Rehab; Single-Unit Residential 570.202 ▼		Matrix Codes ▼					
Matrix Codes ▼		Matrix Codes ▼					
Matrix Codes ▼		Matrix Codes ▼					
Program Year 1	CDBG ▼	Proposed Amt.	5,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount	
	Fund Source: ▼	Proposed Amt.			Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount	
	10 Housing Units ▼	Proposed Units		1	Accompl. Type: ▼	Proposed Units	
		Actual Units				Actual Units	
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼	Proposed Units	
		Actual Units				Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Birdseye/Stratford Academy Field Improvements Project - Phase II						
Description:	IDIS Project #: 285 UOG Code: CT91104 Stratford					
Location: 719 Birdseye Street Stratford, CT 06615						
Priority Need Category Select one: Public Facilities ▼						
Explanation: Funds will be used to regrade and reposition fields and make other landscaping improvements to the site, including new backstops and fencing.						
Expected Completion Date: 6/30/2012						
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability						
Specific Objectives						
1, Improve quality / increase quantity of neighborhood facilities for low-income persons ▼						
2, Improve quality / increase quantity of public improvements for lower income persons ▼						
3, ▼						
Project-level Accomplishments	04 Households ▼	Proposed 300		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	11 Public Facilities ▼	Proposed 1		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
Enhance suitable living environment by making improved recreational facilities available.	Number of households with improved access to recreational facilities.					
03F Parks, Recreational Facilities 570.201(c) ▼	Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt. 117,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Other ▼	Proposed Amt. 300,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	04 Households ▼	Proposed Units 300		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	11 Public Facilities ▼	Proposed Units 1		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Woodend Road Court Improvements						
Description:	IDIS Project #: 286 UOG Code: CT91104 Stratford					
Location: George L. Force Courts Woodend Road Stratford, CT 06615						
Priority Need Category Select one: Public Facilities ▼						
Explanation: Funds will be used to reconstruct basketball courts and resurface paddleball courts at a neighborhood park.						
Expected Completion Date: 6/30/2012						
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity						
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability						
Specific Objectives						
1, Improve quality / increase quantity of neighborhood facilities for low-income persons ▼						
2, Improve quality / increase quantity of public improvements for lower income persons ▼						
3, ▼						
Project-level Accomplishments	04 Households ▼	Proposed 350		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	11 Public Facilities ▼	Proposed 1		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
Provide suitable living environment by making improved recreational facilities available.	Number of households with improved access to recreational facilities.					
03F Parks, Recreational Facilities 570.201(c) ▼	Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt. 90,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	04 Households ▼	Proposed Units 350		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	11 Public Facilities: ▼	Proposed Units 1		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Sidewalk Improvements Project					
Description:	IDIS Project #: 287 UOG Code: CT91104 Stratford				
Location: McPadden Drive and Stonybrook Road					
Priority Need Category: Select one: Infrastructure					
Explanation: Funds will be used to add/repair sidewalks to areas where the sidewalk network is incomplete. New concrete sidewalk would fill in missing/damaged areas on McPadden Drive and Stonybrook Road and others if funds allow.					
Expected Completion Date: 6/30/2011					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Specific Objectives					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability					
1, Improve quality / increase quantity of public improvements for lower income persons					
2,					
3,					
Project-level Accomplishments	04 Households	Proposed	180	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Enhance suitable living environment through improved sustainability.		Number of households within area assisted with new sidewalks.			
03L Sidewalks 570.201(c)		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 1	CDBG	Proposed Amt.	44,463	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	04 Households	Proposed Units	180	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Stonybrook Gardens Cooperative, Inc. Water Distribution System Replacement, Phase I					
Description:	IDIS Project #: 288 UOG Code: CT91104 Stratford				
Location: Cupheag Crescent Stratford, CT 06614					
Priority Need Category Select one: Infrastructure					
Explanation: Funds will provided to replace the water lines to 24 buildings, containing 54 housing units, at Stonybrook Gardens Cooperative.					
Expected Completion Date: 6/30/2011					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability					
Specific Objectives					
1, Improve the quality of owner housing					
2, Improve quality / increase quantity of public improvements for lower income persons					
3,					
Project-level Accomplishments	04 Households	Proposed	54	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	08 Businesses	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Enhance suitable living environment with improved sustainability of a private utility.	Number of households with improved access to private water utility				
11 Privately Owned Utilities 570.201(I)	Matrix Codes				
Matrix Codes	Matrix Codes				
Matrix Codes	Matrix Codes				
Program Year 1	CDBG	Proposed Amt.	100,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	04 Households	Proposed Units	54	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	08 Businesses	Proposed Units	1	Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Stonybrook Gardens Cooperative, Inc. Stormwater Drainage Design					
Description:	IDIS Project #: 289 UOG Code: CT91104 Stratford				
Location: 55 Singer Court Stratford, CT 06614					
Priority Need Category Select one: Infrastructure					
Explanation: Engineering study and design of stormwater drainage sytem for Sikorsky Place, Fisher Court and Underwood Court areas of the Stonybrook Gardens Cooperative.					
Expected Completion Date: 6/30/2011					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Specific Objectives					
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability					
1, Improve the quality of owner housing					
2, Improve quality / increase quantity of public improvements for lower income persons					
3,					
Project-level Accomplishments	04 Households	Proposed	400	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	08 Businesses	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Enhance suitable living environment with improved sustainability of residential cooperative.		Number of households with enhanced living environment due to correction of drainage issues.			
03J Water/Sewer Improvements 570.201(c)		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 1	CDBG	Proposed Amt.	20,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	04 Households	Proposed Units	400	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	08 Businesses	Proposed Units	1	Accompl. Type:	Proposed Units
		Actual Units			Actual Units

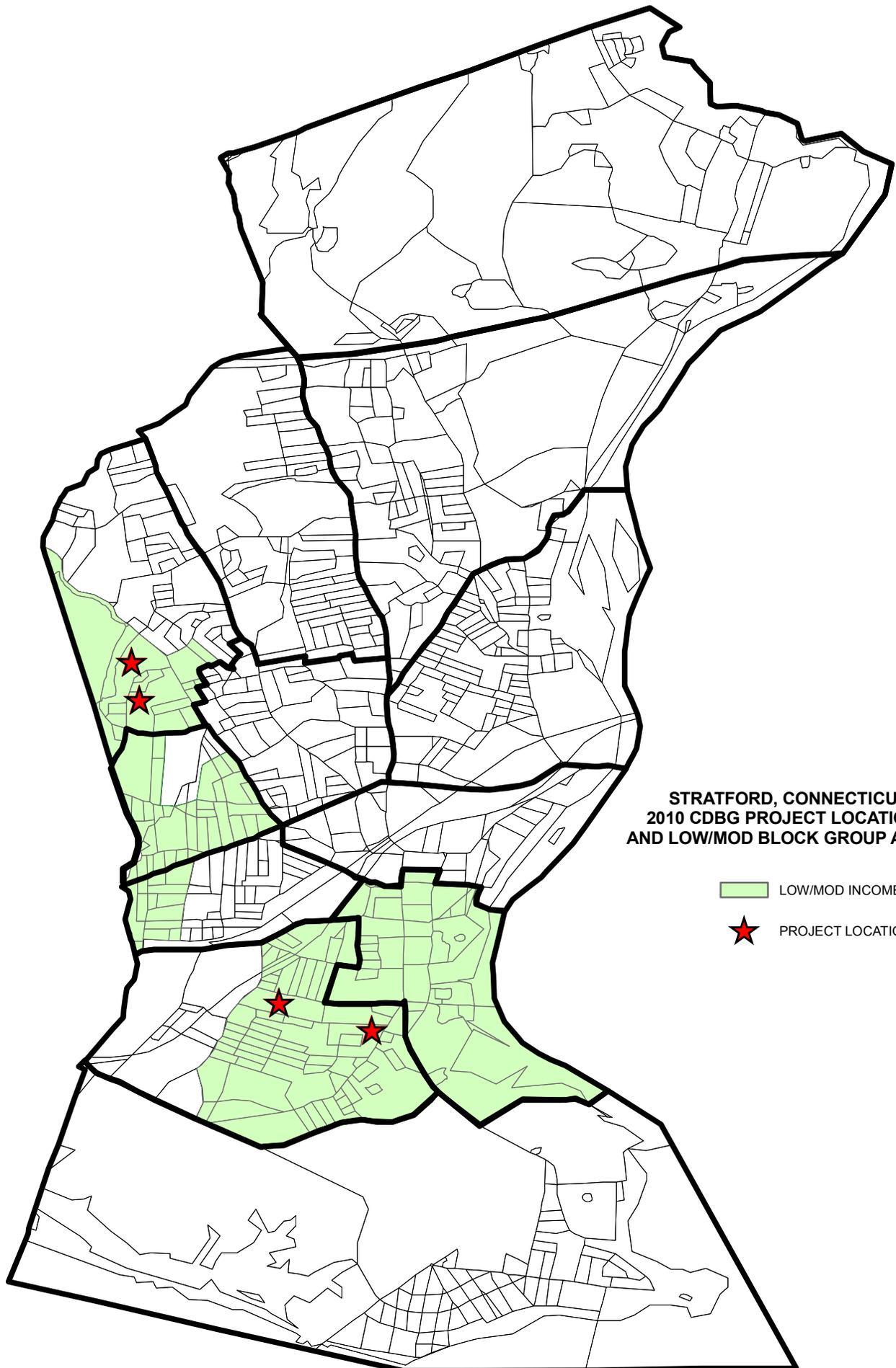
Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Blueprint for Youth Services						
Description:	IDIS Project #: 290 UOG Code: CT91104 Stratford					
Location: N/A						
Priority Need Category						
Select one:	Planning/Administration ▼					
Explanation:						
Expected Completion Date: 6/30/2011	Funds will be used for the development of a community-driven blueprint for youth services in Stratford resulting in improved youth services programming.					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1, Improve the services for low/mod income persons ▼					
	2, ▼					
	3, ▼					
Project-level Accomplishments	Other ▼	Proposed 1		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
Development of plan for youth services	One (1) plan for youth services completed.					
20 Planning 570.205 ▼	Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt. 5,000		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Other ▼	Proposed Units 1		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Planning and Administration						
Description:	IDIS Project #: 291 UOG Code: CT91104 Stratford					
Location: N/A						
Priority Need Category						
Select one:	Planning/Administration ▼					
Explanation:						
Expected Completion Date: 6/30/2011	Funds will be used for the general planning and administration of the CDBG program.					
Objective Category						
<input type="radio"/> Decent Housing						
<input checked="" type="radio"/> Suitable Living Environment						
<input type="radio"/> Economic Opportunity						
Specific Objectives						
Outcome Categories	1, _____ ▼					
<input checked="" type="checkbox"/> Availability/Accessibility	2, _____ ▼					
<input type="checkbox"/> Affordability	3, _____ ▼					
<input type="checkbox"/> Sustainability						
Project-level Accomplishments	Other ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome		Performance Measure		Actual Outcome		
Successful implementation of program.		Projects & activities undertaken.				
21A General Program Administration 570.206 ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
Matrix Codes ▼		Matrix Codes ▼		Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt.	146,865	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Program Year 2	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 3	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 4	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Program Year 5	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	



**STRATFORD, CONNECTICUT
2010 CDBG PROJECT LOCATIONS
AND LOW/MOD BLOCK GROUP AREAS**

 LOW/MOD INCOME AREA

 PROJECT LOCATION

Geographic Distribution/Allocation Priorities 91.220(d) and (f)

The activities proposed for funding are consistent with the priorities outlined in the Strategic Plan. Within these priorities, emphasis has been placed on assisting the limited clientele groups of the elderly, disabled adults, victims of domestic violence, residents of public housing and residents of lower income areas.

The priority for public services has been placed on programs for the elderly and youth of the community. These are the two client groups in Town identified as having the greatest need.

A map showing the location of activities proposed for the Action Plan Year is found on the previous page. It can also be found in electronic form in the Attachments folder on the CD-ROM submitted with this Plan.

Since the Town has limited community development and housing resources, the basic philosophy is to assist those segments of the community within limited clientele groups or residents of low- and moderate- income areas. The limited clientele groups are the elderly, the disabled and residents of public housing. The low- and moderate- income areas are those areas where the percentage of persons earning less than 80 percent of the median income are within the highest 25 percent of all census block groups. The Town's low- and moderate-income areas as defined by HUD can be easily seen on the map referred to above. The rationale for investment in these areas, particularly in the residential sections of Census Tracts, 801, 804, and 806, is to maximize the potential impact that CDBG dollars will have in providing significant area-wide benefits to the greatest percentage of low- to moderate-income persons. A more detailed description of these areas, with maps showing the concentrations of various minority groups, can be found in the Housing Market Analysis section of the Town's Five-Year Consolidated Plan (p. 39 ff.).

Where investments have been made outside these areas, as shown on the map, subrecipients and Town agencies typically conduct intake for activities that meet a national objective subcategory of serving low- to moderate-income limited clientele groups, such as the elderly or income-eligible households, who live throughout the community.

Annual Affordable Housing Goals 91.220(g)

Table 3B, Annual Affordable Housing Completion Goals, on the following page, shows the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using the CDBG funds made available to Stratford. Section 215 refers to those units occupied by households earning less than 80% of local area median income whose rent is within HOME program rent limits as set forth in 24 CFR 92.252, or in the case of owner-occupied housing, the owner occupies the unit as their principal residence and the unit's value after rehabilitation is less than the limit for affordable housing as set forth in 24 CFR 92.254.

**Table 3B
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: Town of Stratford, CT	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
Program Year: FY 2010-2011						
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	26		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	4		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*	30		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	25		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	25		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	5		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	5		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	30		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	30		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	65		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	10		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	75		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Public Housing 91.220(h)

Funds have been allocated in this year's Action Plan to assist the Stratford Housing Authority with reducing the turnover time for vacated public housing units. The Vacant Unit Repair Program will make repairs, beyond those typically considered routine maintenance, to vacated units to help the Housing Authority meet the HUD performance standard for reoccupancy and thereby make more Housing Authority units available.

Homeless and Special Needs 91.220(i)

Much of the Town's energies over the next year will be spent working with the Greater Bridgeport Area Continuum of Care (GBACoC) to implement the new requirements of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, the reauthorization of the McKinney-Vento homeless assistance funding signed into law last year. The Town will also continue to be supportive of the efforts of Hall-Brooke Behavioral Health Services and other homeless assistance providers in locating and renting available units in Stratford for their clients. The Town does not plan to use any CDBG resources for unit acquisition or rehabilitation for the homeless in the program year, but does anticipate that the number of units devoted to serving the homeless through direct development and the application of rental subsidies to already existing units will increase by 10 units over the five-year Consolidated Plan period.

With regard to the housing needs of special needs populations, the Town will continue to assist the Disability Resource Center of Fairfield County, Inc. with their Resources to Actualize Mobility Program (RAMP). RAMP provides handicapped-accessible ramps to persons whose disability prevents them from leaving their home and actively participating in the life of the community. While funding for only one ramp has been provided in the program year, the Town expects that two or more ramps may be completed because of funding allocations remaining from prior program years. Though not specifically targeted by these programs, based on prior experience, a significant number of elderly, frail elderly, and other disabled persons will be assisted through the Town's Residential Rehabilitation Program and the Housing Authority's Vacant Unit Repair Program.

Regarding homelessness prevention, many of the public services to be funded over the next year have among their program goals the improvement of family functioning, which will help families at risk of becoming homeless avoid that prospect.

Barriers to Affordable Housing 91.220(j)

The actions that will take place in the next year to remove barriers to affordable housing will focus on implementing changes to Stratford's zoning code and accessory apartment regulations in response to the forthcoming recommendations of the Cecil Group in their Stratford Center Transit-Centered Design Study Final Report. Further background information about the transit-centered design study may be found in the Consolidated Plan section about barriers to affordable housing (page 53 ff.).

Other Actions 91.220(k)

In this section, the actions to take place in the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private agencies are covered. In addition, the actions that the Town will take to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation are described.

The many actions that the Town will take in the next year to address obstacles to meeting underserved needs and foster and maintain affordable housing have been described throughout this Action Plan. To enhance coordination between public and private agencies in addressing these obstacles and maintaining affordable housing, the Community Development Office has been a regular participant in the Stratford Social Services network meetings, hosted jointly by outreach staff from the Community Services and Senior Services Departments. Many private agencies with whom Town staff interact regularly are invited to these quarterly meetings and service delivery issues of concern are handled in depth and resolved at these meetings. In addition, the new Chief Administrative Officer in Stratford has instituted a regular monthly meeting of department and program directors with programs or resources devoted to Community Services, which the Community Development Administrator attends.

With regard to evaluating and reducing the number of housing units containing lead-based paint hazards, the Town will continue to test properties in the Residential Rehabilitation Program, as appropriate, when painted surfaces are being disturbed and the presence of lead paint is suspected. A house is eligible for a loan of up to \$25,000 when lead hazard control or abatement treatments are involved.

To reduce the number of poverty-level families, the Town CDBG Program has funded several public services, ranging from the Senior Services Outreach Coordinator position to clinical mental health services for troubled youth that will all have some impact on problem. An emphasis this next year on programs designed to improve family functioning should further enhance services directed toward impoverished youth and their families. Poverty, ultimately, is a difficult problem to address with the limited social services funding available to Stratford through the CDBG Program. The Town will continue to seek resources to expand supportive housing and public service programs to address poverty in Stratford.

To develop institutional structure in the coming year, the Town Council will consider an ordinance to establish a new Community Development Agency (CDA), as mentioned in the Consolidated Plan. Once this ordinance is passed, the Mayor will be able to name interested citizens so as to have a full complement of members on the new CDA.

The need for additional coordination of the Town's housing strategy with the regional transportation planning strategy is minimal as all public housing residents have adequate access to public transportation by bus with transfer available to rail. Any affordable housing developments that are now in the concept or planning stage have access to existing public transportation routes.

Requirements Specific to the CDBG Program 91.220(I)(1)

The Town does not expect to receive any program income during the program year and it has not received any in the preceding year that has not been included in a statement or plan.

The Town estimates that 100% of CDBG funds will be used for activities that benefit persons of low- and moderate-income.



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

This certification does not apply.

This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

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

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

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

John A. Harkins

5/12/2010

Date

Name

Mayor

Title

2725 Main Street

Address

Stratford, CT 06615

City/State/Zip

(203) 385-4001

Telephone Number

- This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2010, 2___, 2___, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

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

Town of Stratford

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

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.



5/12/2010

Signature/Authorized Official

Date

John A. Harkins

Name

Mayor

Title

2725 Main Street

Address

Stratford, CT 06615

City/State/Zip

(203) 385-4001

Telephone Number

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

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

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Town Hall	2725 Main Street	Stratford	Fairfield	CT	06615
Birdseye Municipal Complex	468 Birdseye Street	Stratford	Fairfield	CT	06615
SECC	19 Bates Street	Stratford	Fairfield	CT	06615
Wooster School-Based Health Center	150 Lincoln Street	Stratford	Fairfield	CT	06614
Baldwin Center	1000 West Broad Street	Stratford	Fairfield	CT	06615

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of

sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan



Signature/Authorized Official

5/12/2010

Date

John A. Harkins

Name

Mayor

Title

2725 Main Street

Address

Stratford, CT 06615

City/State/Zip

(203) 385-4001

Telephone Number