



**Housing Authority
of the City of Waterbury, Connecticut**

2022 Designation of Housing Plan

Christian D'Orso
Executive Director

Housing Authority of the City of Waterbury, Connecticut Allocation Plan for Designated Housing

I. *Introduction*

The Housing Authority of the City of Waterbury (WHA) is committed to providing safe, quality affordable housing for very low, low, and moderate-income persons. Through this commitment, and in accord with the provisions set forth in Section 10(a) of the Housing Opportunity Extension Act of 1996, amended Section 7 of the U.S. Housing Act of 1937, and HUD Notice PIH 2005-2 and extensions, the WHA is submitting the attached Designated Housing Plan to meet the housing needs of the low-income elderly population of the City of Waterbury. Upon approval by the WHA Board of Commissioners and the U.S. Department of Housing and Urban Development, this document is to become the WHA Designated Housing Plan for the next five years.

The purpose of this Designated Housing Plan is to strategically designate WHA developments for occupancy specifically by elderly families to best serve our resident population and mirror the greater demand in the City of Waterbury. We are confident the housing allocation plan accomplishes both of those purposes as well as positively contributing to the goals of the City of Waterbury's Consolidated Plan.

The Housing Authority of the City of Waterbury is seeking a formal designation of the Franklin D. Roosevelt Apartments located at 27-95 Kearney Drive, Waterbury, CT (FDR), and the William Kelly Apartments located at 119 Fairmount St, Waterbury, Connecticut (Kelly) as elderly complexes. These units were formerly State elderly units and converted to Federal Public Housing and now seek a formal allocation. If approved, this Designated Housing Plan will remain in effect for a five-year period from the date of HUD's notification of approval of the Plan.

II. *Justification for Designation*

Currently, there are 283 individuals on the waiting List for WHA's elderly properties, which includes FDR, Kelly, and the Bergin Apartments (which currently has an elderly designation). All 283 individuals on the waiting list are elderly.

The WHA finds it necessary to submit this Allocation Plan to assist the housing needs of those on waiting lists. The Allocation Plan complies with the objectives of the State of Connecticut Consolidated Plan. The WHA does not anticipate any increase in minority concentrations due to the Allocation Plan.

The following impediment is identified in the "Affordable Housing and Cost Burden" section of the City of Waterbury's Consolidated Plan and Analysis of Impediments (AI). This analysis is based on the City's assisted housing inventory of privately owned properties, which have filed to participate in the "Affordable Housing Preservation Program" administered by the U.S. Department of Housing and Urban Development (HUD). According to HUD, 27% of the City of Waterbury's rental inventory is assisted housing, 2,220 units are for the elderly and 4,370 units are for families.

According to the Waterbury Consolidated Plan (draft 06/22) the senior population of Waterbury was 14% of the population in 2010 and is expected to increase to 25% by 2025 and more than 1/3 of people over 65 have disabilities. According to the Analysis of Impediments, 42% of HCV participants are elderly with and without disabilities. Accordingly, there is a significant and growing need for elderly housing in the City.

Another impediment identified is Housing for Special Needs and Handicapped Persons. These are issues of major concern today. Housing for such persons has been available through group homes developed and operated by contractors to the State Mental Health Department and through HUD Section 8 housing.

Since the Waterbury Analysis of Impediments contains limited information pertaining to Elderly Housing, we provided additional information from the State of Connecticut Consolidated Plan. The State Consolidated Plan states:

As Connecticut's elderly population continues to grow there will be a need for increased attention to the special housing circumstances and needs of the elderly. The State's elderly population is tremendously diverse in its housing preferences, financial characteristics, and health status. What census data shows is that the elderly who are most in need of housing assistance are the low-income renter households. Elderly renters, many of whom are on fixed incomes, find that they cannot keep pace with the escalating rental rates. This results in an increasing cost burden, which reduces disposable income that could be targeted towards other necessary living expenses. These households are concentrated in the State larger urban areas. Low-income elderly people are drawn to more developed areas of the state opposed to more rural settings for several reasons.

These areas contain more accessible services such as medical care, pharmacies, food stores, and public transportation systems.

The needs of the elderly population are much the same as the general population, but because housing options and the supportive services necessary to establish and maintain independence are in such short supply, many citizens languish in institutional settings. The basic needs include:

- a decent, affordable, safe place to live, with the choice of where and with whom to live made by the individual.
- a residence which is truly a home (i.e., a house or apartment which either belongs to the individual, his/her family, or to a landlord to whom rent is paid.)
- the opportunity to develop relationships with other community members (i.e., to be not just physically present in the community but to be truly a part of the community)

Specific needs of people with mobility impairments are identified as follows:

- Accessible homes. Some people who use wheelchairs will need full accessibility (i.e., sufficient clear floor space, openings under sinks and lavatories, grab bars around toilet and bathtubs/showers, roll in showers, lowered switches, appliances, call cords, etc.) Other wheelchair users will need less access. People who use canes, crutches or walkers may have other needs - in fact what is accessible for a wheelchair user may be inaccessible for someone with arthritis who uses crutches.
- Support services. Many people with severe mobility impairments need support services to be successful in the living arrangements they choose, i.e., personal assistance services (help with dressing, bathing, meal preparation, etc.) may be required two to four hours a day, or in the case of a person with a very severe disability virtually around the clock. These supports must be under the control of the individual, broad enough to encompass all facets of life (both in and out of the home), flexible enough to respond to individual needs and desires, and of sufficient amount, frequency, and duration.
- The WHA is addressing the rental needs of extremely low and very low-income renters and is complying with the housing goal set forth in the City of Waterbury Consolidated Plan.

The State Consolidated Plans listed the following as its top five elderly strategies effecting elderly individuals:

#	Need	Target Population	Priority
1	Reduce Housing Cost Burden	Low Income Families and Elderly – 7,200 renter households pay > 30% of income for housing and highly impacts the elderly.	High
2	Address Homelessness	Low Income Families and Elderly – Homelessness in the City exceeds the capacity of existing shelters and programs.	High
3	Rehabilitate Existing Housing Stock	There is a shortage of decent, affordable units for the voucher program.	High
4	Provide Public and Supportive Services	To provide suitable living environments a range of social services are needed. Plans include coordinating local social and supportive service providers.	High

5	Provide Supportive Housing	Priority established to coordinate efforts with the Continuum of Care network of providers and housing.	High
---	----------------------------	---	------

Of the 12 strategies listed in the State Consolidated Plan five (5) will be addressed by the Designated Housing Plan in participation with community agencies and organizations.

Taking the respective City-wide demographics and WHA resident population into consideration, as well as trends in the housing market, this plan continues us towards a path to best meet the needs of our current residents, while also being reflective of the City’s growing aging population and future potential demand.

1. Project Description - Projects to be designated as Housing for Elderly Families:

Franklin D. Roosevelt Apartments
 27-95 Kearney Drive
 Waterbury, CT

22 1-bedroom Units
 26 0-bedroom Units

William Kelly Apartments
 119 Fairmount Street
 Waterbury, Connecticut

8 1-bedroom Units
 22 0-bedroom Units

2. Franklin D. Roosevelt Apartments and William Kelly Apartments will be allocated for elderly tenants. Currently, all tenants of both FDR and Kelly are elderly. No tenants will be displaced by this Plan.

Any tenant who is lawfully residing in a dwelling unit in the designated development will not be evicted or otherwise required to vacate such unit because of any action taken by the Housing Authority.

The Housing Authority will provide to each person and family that agrees to relocate in connection with the Allocation Plan:

1. Notice of the designation and explanation of available relocation benefits as soon as practicable for the Housing Authority and the person or family.
2. Access to comparable housing (including appropriate services and design features), which can include tenant-based rental assistance of a rental rate

paid by the tenant that is comparable to that applicable to the unit from which the person or family has vacated.

3. Payment of actual, reasonable moving expenses.

Since the units were originally developed for elderly tenants, most of the services available were targeted towards elderly tenants. The types of services currently available include medical screening, counseling, transportation, meal preparation and recreational activities. Most of these services are provided by local social service agencies and/or non-profits and will continue to be available to tenants.

As the units were originally developed for elderly tenants, the design and related facilities of the property accommodate the special environmental need of the intended occupants.

According to the Consolidated Plan and Census (ACS 2017), there are 13,220 people living alone in Waterbury. These single-person households account for 12.1% of all the households in the city. Of the 13,220 people living alone in Waterbury, 4,795 are over age 65, and many of them may be living in subsidized housing; but it is likely that there are thousands of younger single people in the city living below the poverty level.

Waterbury Housing Authority has a total of 36 accessible units between Austin, Bergin, Berkeley, FDR, Hamden, Kelly, and Willow Apartments that are also adaptable to UFAS and Section 504 standards. The following table outlines the location and unit mix.

Waterbury Housing Authority Accessible Unit Mix

Development	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.
Austin			1		
Bergin	8				
Berkeley		11	3		1
FDR	6				
Hamden				1	
Kelly	4				
Willow		1			
Total Units	18	12	4	1	1

III. **Resident/Public Comments**

As part of the development process every resident of FDR and Kelly was delivered a letter informing them of the proposed Allocation Plan (Appendix A). The letter briefly explained the Allocation Plan and solicited their comments.

In addition, the Waterbury Housing Authority consulted with the following groups in the development of the Allocation Plan. (Copy of Letters-Appendix B)

Ms. Aisling McGuckin, Director Waterbury Health Department One Jefferson Square Waterbury, CT 06706	Ms. Judy Begley, President Western Connecticut Area Agency on Aging 84 Progress Lane Waterbury, CT 06705
Ms. Amy Porter Commissioner on Aging 55 Farmington Ave. Hartford, CT 06105-3730	Mr. Steven Romano Department of Labor 249 Thomaston Avenue Waterbury, CT 06704
Ms. Marianne Como Safe Haven of Greater Waterbury 29 Central Ave. Waterbury, CT 06702	Mr. Christopher D. Bandecchi Director Office of Housing & Community Planning 235 Grand Street, Room C29 Waterbury, Connecticut 06702
Captain James Bang Salvation Army 74 Central Avenue Waterbury, CT 06702	Mr. Gary Beaulieu, Executive Director SVDP Mission of Waterbury P.O. Box 1612 Waterbury, CT 06721
Mr. Neil O'Leary, Mayor City of Waterbury 235 Grand Street, 2nd Floor Waterbury, CT 06702	Western CT Mental Health Network 95 Thomaston Avenue Waterbury, CT 06702
Ms. Mira Levasseur Interim Municipal Agent for the Elderly 1985 E. Main St. Waterbury, CT 06705	Mr. Kent Schwendy President/CEO Corporation for Independent Living 157 Charter Oak Avenue Hartford, CT 06106

IV. Profile of the proposed designated projects in predesignation state.

According to the Waterbury CT Consolidated Plan, WHA has 735 units spread over 12 developments and 7 sites throughout the city of Waterbury, with one current development designated Elderly.

The total number of families currently occupying FDR and Kelly:	0
Number of elderly families occupying FDR and Kelly:	77
Number of non-elderly families occupying FDR and Kelly:	0

An estimate of the number of elderly families who are potential tenants for the project.

- (A) Total Waiting List: 283
- (B) Elderly on Waiting List: 283

An estimate of the number of potential tenants who will need accessible units based on information provided:

Based on 24 CFR 8.25 and current information regarding the Authority believes that the current accessible units at FDR and Kelly are more than sufficient at the current time.

There is no breakdown in the State Consolidated Plan of those needing accessible units in the City of Waterbury. Currently there are 10 accessible units in FDR and Kelly. Based on this information there will be no change in the number of accessible units in Waterbury because of the Designation Plan.

The number of units that became vacant and available for occupancy during the year preceding the date of submission of the Allocation Plan to HUD: 4 units.

Average length of vacancy for dwelling units in the project for the year preceding the date of submission of the Allocation Plan:
36 days

An estimate of the number of units in the project that the PHA expects to become vacant and available for occupancy during the two-year period following the date of submission of the Allocation Plan to HUD:
8 units.

Development	Current Property Occupancy %
AMP 1 - 251	3 Vacant
AMP 2 - 160	1 Vacant
AMP 3 - 241	1 Vacant
AMP 4 - 48	1 Vacant
AMP 5 - 29	1 Vacant
728 Occupied	7 Vacant

An estimate of the average length of time elderly families currently must wait for a dwelling unit.

Elderly: 3+ Years Non-Elderly

Projected profile of project in designated state. This component of the Plan must:

- (i) **identify the source of the families for the designated project:**

The current waiting list has 283 elderly families waiting for these units.

(ii) ***For projects proposed to be designated for occupancy by elderly families, an estimate of the number of:***

(A) Units in the project that are anticipated to become vacant and available for occupancy during the two-year period following the date of submission of the Allocation Plan to HUD:

8 units are anticipated to become vacant during the two-year period following submission.

(B) We do not anticipate any need for near elderly tenants since there is a greater demand for elderly units than units available. However, the Housing Authority reserves the right to use near-elderly tenants in FDR and Kelly.

(iii) ***Describe any impact the designation may have on the average length of time applicants in the group for which the project is designated, and other applicants will have to wait for a dwelling unit.***

Due to the large wait list, WHA does not anticipate a significant impact to the length of time applicant will have to wait for a dwelling unit.

PHA occupancy policies and procedures. This component of the Plan must describe any changes the PHA intends to make in its admissions policies to accommodate the designation, including:

How the waiting list will be maintained.

The wait list is currently closed. There are currently 1303 individuals on the public housing waitlist and 878 individuals on the HCV waitlist. We anticipate opening the waitlist sometime in 2023. When reopened, the waiting list for FDR and Kelly will be limited to elderly and near elderly individuals. Currently we do not anticipate any need for near elderly individuals.

How dwelling units will be assigned and how dwelling units in projects designated for occupancy by elderly families, will be assigned in the following manner:

- I) Elderly – First Priority
- II) Families – Second Priority (Only if unit is vacant over 60 days)

How records will be maintained to document the effect on all families who would have resided in the designated project if it had not been

designated.

Detailed records will be maintained, tracking all tenants. This will include assistance received, need for accessible units, needs, and access to supportive services, ages of tenants, address, and any other information the Waterbury Housing Authority deems important in evaluating the Allocation Plan.

Strategy/or addressing the current and future housing needs of the families in the PHA's jurisdiction. The PHA must: Identify the housing resources currently owned or controlled by the PHA, including any mixed population projects, in existence, as provided in 24 CFR Part 965 Subpart D, which will be available to these families.

Austin Road Apartments	36 Units	Family Housing
Berkeley Heights	254 Units	Family Housing
Edwin D. Bergin Apartments	76 Units	Elderly Housing
Franklin D. Roosevelt Apartments	48 Units	Elderly Housing
Hamden Avenue Apartments	10 Units	Family Housing
Oak Terrace Apartments	54 Units	Family Housing
Pearl Lake Apartments	39 Units	Family Housing
Scattered Sites	34 Units	Family Housing
South End Apartments	21 Units	Family Housing
Springbrook Apartments	56 Units	Family Housing
Truman Apartments	73 Units	Family Housing
William Kelly Apartments	30 Units	Elderly Housing
Willow Street Apartments	4 Units	Family Housing

There will be a total of 154 units, or 21% of public housing units to be designated. There are 2837 Housing Choice Vouchers currently available with 2143 leased (UML).

Describe the steps taken by the PHA to respond to any need for accessible units that will no longer be available for applicants who need them.

No accessible units will be lost through this designation. No current residents will be forced to move out of the Franklin D. Roosevelt or Kelly Apartments.

If a project is being designated for elderly families, describe the steps the PHA will take to facilitate access to supportive services by non-elderly disabled families.

All services currently available to the elderly tenants will continue to be available to the non-elderly disabled families. These services include medical and mental health treatment, counseling, and other services essential for achieving independent living. These services are available from local service providers and area non-profits. These services will continue to be available to the non-elderly disabled.

If a project is being designated for elderly families, identify the additional housing resources the PHA determines will be sufficient to provide assistance to not less than the number of non-elderly disabled families that would have been housed by the PHA if occupancy of the units in the designated project were not restricted to elderly families.

Currently, there are no non-elderly disabled tenants living in units that will be designated for elderly families.

Where a project is being designated for elderly families, explain how the PHA plans to secure the required additional housing resources. In the case of housing for which the PHA plans to provide, the PHA must provide sufficient information about the housing resource in its application to establish that the PHA could reasonably expect to obtain the housing.

WHA has the required housing resources in place.

Treatment of Current Tenants Because of Designation.

- a. There will be no evictions or lease terminations at FDR or Kelly due to the designation as an elderly building. Any tenant lawfully residing in a dwelling unit in a public housing project may not be evicted or otherwise required to vacate because of the designation.
- b. Any tenant wishing to relocate because of the designation must do so on a voluntary basis.

When an individual or family agrees to be relocated because of the designation, the Waterbury Housing Authority will provide the following:

1. Notice of the designation and an explanation of available relocation benefits, as soon as is practicable for the Housing Authority and the person or family.
2. Access to comparable housing (including appropriate services and design features) which will include tenant-based rental assistance of a rental rate paid by the tenant that is comparable to that applicable to the unit from which the person or family has vacated.

3. Payment of actual, reasonable moving expenses, including utility hookups.

c. Inapplicability of Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970.

No tenant of a public housing authority shall be displaced for purposes of the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 because of the designation of any existing project or building or portion thereof.

VI. *Eligibility of Near-Elderly Families.*

If the Waterbury Housing Authority determines that there are insufficient numbers of elderly families to fill all the units in FDR and Kelly, the Waterbury Housing Authority may allow near-elderly families to occupy dwelling units in the project.