

# Executive Summary

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

### 1. Introduction

The Town of Hamden, CT is a designated Community Development Block Grant (CDBG) Entitlement Community, with CDBG funding administered by the Office of Housing and Neighborhood Development (OHND) within the Hamden Department of Economic and Community Development and Neighborhood Revitalization (DECDNR).

The mission statement of OHND is to provide critical financial, informational, and support resources to low and moderate income Hamden residents seeking to improve their access to homeownership opportunities, the quality of their housing, the viability of their businesses, the usability and effectiveness of their shared community facilities, and the cleanliness of their neighborhoods. In addition, OHND has also established a system of citizen-based performance assessment to ensure that the programs and services offered effectively achieve the broad goals of the mission statement and meet the expectations of the community.

The goal of the U.S. Department of Housing and Urban Development's (HUD) community planning and development programs is to develop viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low- and moderate- income persons. HUD supplements its traditional goals with additional points of emphasis associated with sustainable communities focused around transit oriented development. Over its history, the CDBG program has served as a critical tool in ending blight, encouraging development in low-income communities, and helping lift families from poverty.

Hamden's 2015-2019 Consolidated Plan represents, in one document, the Town's plan to pursue its overall goals for community planning and development in a manner consistent with both HUD's goals and OHND's mission statement. The Consolidated Plan details OHND's commitment to measuring its performance in achieving these goals and ensuring effective use of the available resources.

Hamden receives funding as an entitlement community through the CDBG program on an annual basis. This Annual Action Plan covers the specific activities to be undertaken during the July 1, 2018 to June 30, 2019 Program Year (PY 44).

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

An analysis of the nature of housing need in the 2015-2019 Consolidated Plan revealed that the predominant cause of housing need in Hamden and across the region remains cost burden, defined as those households paying more than 30% of household income on housing costs. In fact, the cost burden affecting Hamden's families has increased since the previous Consolidated Plan period (2010-2014). Within the income group earning less than 30% of median family income, more than 85% (up from 75%) of the households experience cost burden. Within the 31 to 50% of median income group, 84% (up from 72.7%) of the households have a cost burden. Even within the 51 to 80% of median income group, 60% (up from less than half) of Hamden's households experience cost burdens. Within the five years between the 2010 Consolidated Plan and the 2015 Consolidated Plan, a larger proportion of people in lower income groups have become cost burdened.

As can be expected, as household income increases, the percentage of households with housing problems and those with a cost burden decreases. As regional home prices continue to rise, in addition to tax and utility rate increases, the financial housing burdens facing low and moderate income residents in Hamden's target districts have increased.

Data presented in the 2015-2019 Consolidated Plan shows that the Town's greatest need is for more affordable rental and homeownership opportunities for extremely-low to low-income households as well as programs to reduce housing cost burden. The Program Year (PY) 44 activities outlined in this Annual Action Plan focus attention and funding to address this need.

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The OHND prepares a yearly Consolidated Annual Performance and Evaluation Report (CAPER) to document and evaluate the Town's progress in achieving its Housing and Community Development Goals and Objectives. According to the PY42 CAPER, the 2016-2017 Program Year continued to be productive for Hamden's Housing and Community Development Program.

All activities undertaken during PY42 (the second year of the 2015-2019 Consolidated Plan) addressed needs and goals established in the 2015-2019 Consolidated Plan and 19.94% of the expended funds were used for program administration. Due to staffing changes, program administration funds were primarily used to fund and support two employees on an hourly basis, and costs for a consulting firm to assist in the creation of the Annual Action Plan for FY 2016. The Town hired a fulltime Community

Development Manager during PY42 to provide direct programmatic assistance to local residents, and staffing needs have been addressed to ensure effective program implementation. Overall, while staffing changes affected program delivery, the PY42 goals were accomplished or exceeded, particularly for home rehabilitation and meeting objectives for emergency and transitional housing needs of homeless persons, and the Community Development target area's physical appearance continues to improve. Improved relations with Town offices, local non-profits, statewide organizations, and neighborhood groups yielded excellent results.

The OHND continued to fund many public service agencies that provide essential services to the Town's low- to moderate-income residents and limited clientele and also provided technical support to individuals, agencies, and organizations seeking to make a difference in the community. Additional outreach was extended to public service agencies to seek applicants for community development funding. This, in large part, is the result of identified needs related to the homeless, unemployment and other consequences of recovering from the economic downturn and its impact on Hamden residents and neighborhoods. Specifically, the increase in potential homelessness has been an ongoing priority in each program year since approval of funding in PY36 to Columbus House of New Haven, whose homeless shelters house Hamden residents; as discussed below, additional funding is budgeted for Columbus House in PY44.

The Town's spending ratio, as of the May 23, 2018 HUD established deadline, was 0.43. The OHND has committed itself to the timely expenditure of funds. The Hamden program is effectively expending CDBG funds in the delivery of activities, programs and services to Hamden's low- to moderate- income population. The Town continues to increase its outreach to the community and encourage citizen participation in the community development process.

Past program success, ongoing recover from the depressed economy, and extended outreach has resulted in waiting lists for nearly all CDBG-funded programs, including Residential Rehabilitation and Commercial Corridor Revitalization.

The Community Development Advisory Commission (CDAC), a group of citizen volunteers appointed to two-year terms to oversee and give guidance, based on community perspectives, for the Town's Community Development program management has been very successful in program funding determinations.

As part of its community outreach efforts, the Town provides its plan documents, reports, applications, maps and other Community Development program information in locations throughout Town as well as on the internet at [www.hamden-ct.com](http://www.hamden-ct.com). The Town's Community Development web site, which directly links to the Town of Hamden website, has allowed the department to provide 24-hour information to the public, including application documents for DECDNR programs and services.

As in previous years, the Town strives to improve the financial management of the program's records, in order to better reconcile the Town's financial information with the official information contained within HUD's IDIS system.

**4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Town of Hamden continues to embrace technology as a mechanism for sharing information and soliciting feedback. Documents, including the draft and final versions of the 5-Year Consolidated Plan, Annual Action Plans, and CAPERS, are available at DECDNR's website, [www.hamden-ct.com](http://www.hamden-ct.com), for review and comment. Information about the Annual Action Plan has been advertised in local newspapers and on flyers, as well as the entire Annual Action Plan was posted on the OHND website.

Throughout the year, OHND engages in discussions with Town departments, agencies, community groups, service providers and private citizens to determine needs for providing decent housing and a suitable living environment, expanding economic opportunity, and reducing the number of households in poverty.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Consolidated Plan.

No public comments were received.

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

No public comments were received.

**7. Summary**

See narratives above.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Coordination, oversight and monitoring of program activities	Adam Sendroff, Director of Community Development	DECDNR/OHND

Table 1 – Responsible Agencies

#### Narrative (optional)

The Department of Economic and Community Development and Neighborhood Revitalization (DECDNR) serves as the Town of Hamden's lead agency for coordinating the development of its Annual Action Plan. Through the Office of Housing and Neighborhood Development (OHND), the efforts of Town departments, agencies, local government, community groups, and citizens are united to develop a strategy for providing decent housing, a suitable living environment, expanding economic opportunities, and reducing the number of households in poverty. The OHND does not view these collaborative efforts as a one-time effort, but rather a collective approach to achieving common goals in an era of acute need amidst diminishing resources.

#### Consolidated Plan Public Contact Information

Adam Sendroff, Director of Community Development  
Keefe Community Center  
11 Pine Street  
Hamden, CT 06517  
203-776-5978, ext. 1123  
asendroff@hamden.com

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

In preparing its Annual Action Plan, the Town of Hamden consulted with a variety of public and private agencies, specifically those associated with the provision of affordable and assisted housing; health and social services; and educational and economic development assistance. Consultations and meetings are held throughout the year, both formally and informally, with social service providers, housing providers, neighborhood development organizations, program participants, representatives from municipal departments associated with housing and community development activities, and community development commissioners.

Direction and feedback from the Community Development Advisory Commission (CDAC), a vital organization comprised of ten citizens from across the Town of Hamden, was also critical in the development of the plan.

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

Through collaborative efforts with housing and service providers, representatives from Town agencies and departments, community representatives and various local committees and commissions, the Town has developed a coordinated approach to addressing its housing and community development needs. The Town plans to continue working with its Community Development Advisory Commission, neighborhood groups, housing and service providers, citizens at large and the appropriate Town officials to continue an expanded process for community outreach, citizen involvement and strategy development.

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

Over the Program Year, the Town has become an active participant in Continuum of Care, Inc., which serves the greater New Haven area. Involvement with this group provides a better understanding of the needs of the region and the various programs and projects with which they are addressed. In order to end chronic homelessness, a regional approach must be instituted and the Town has established itself as a key player in developing and implementing strategies.

#### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate**

**outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Town of Hamden does not have a homeless shelter at the present time, and Hamden does not receive ESG funds. Needs of the Town's homeless population are now primarily met by facilities in New Haven.

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

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**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	HAMDEN COMMUNITY SERVICE DEPARTMENT
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hamden Community Services Department was consulted regarding the service needs of Hamden residents.
2	<b>Agency/Group/Organization</b>	HAMDEN ELDERLY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Hamden Elderly Services Office was consulted regarding the elderly population of Hamden, and their needs.



3	<b>Agency/Group/Organization</b>	HAMDEN YOUTH SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hamden Youth Services was consulted regarding the needs of youth in the community
4	<b>Agency/Group/Organization</b>	HAMDEN PLANNING AND ZONING DEPARTMENT
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Department of Planning and Zoning and the Department of Economic and Community Development were consulted in regards to planning and economic initiatives in Hamden.
5	<b>Agency/Group/Organization</b>	Community Development Citizen's Advisory Commission
	<b>Agency/Group/Organization Type</b>	Citizen's Advisory Commission

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Citizen's Advisory Commission was consulted in regards to developing priority needs and allocation priorities in Hamden.

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

There were no specific agencies excluded from the process based upon an establishment rationale.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		
South Central Connecticut CEDS for 2013-2018	Regional Economic Xcelleration (REX) Development	The goals of the Annual Action Plan overlap with the economic development goals of the CEDS

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

See narratives above.

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**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The Office of Housing and Neighborhood Development (OHND) follows an approved Citizen Participation Plan, as prescribed by HUD, to encourage citizen input and participation in the CDBG program. Information regarding the Annual Action Plan and services offered by OHND is made available on the Community Development and Housing Web Site at [www.hamden-ct.com](http://www.hamden-ct.com).

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	New Haven Register ad (6/XX/18) for hearing on 7/16/2018 regarding the enactment of the FY 2018 appropriations.	No comments	No comments	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet	Non-targeted/broad community	Press release and a draft copy of the Annual Action Plan were made available for public review and comment regarding the enactment of the FY 2018 appropriations.	No comments	No comments	<a href="http://www.hamden.com/media-center">http://www.hamden.com/media-center</a>

Table 4 – Citizen Participation Outreach

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## Expected Resources

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

#### Introduction

The Town of Hamden uses several funding sources to address the housing, community development, and neighborhood revitalization needs of low and moderate-income residents. The primary funding source for the programs outlined in this Strategic Annual Action Plan is the Community Development Block Grant (CDBG) Program. The Town was awarded a HUD grant allocation of \$470,172 in CDBG funding for Program Year 44 (2018-2019).

In order to fully meet the needs outlined and to achieve program objectives, particularly in the areas of lead safety and housing needs, the Office of Housing and Neighborhood Development (OHND) intends to aggressively pursue additional funding sources. Working in conjunction with the Town's Department of Economic & Community Development and Neighborhood Revitalization (DECDNR) and Grants Administrator, OHND is working to identify and apply for sources of additional funding.

#### Federal Resources:

##### Community Development Block Grant (CDBG) and Recovery Act (CDBG-R):

CDBG funds are the primary funding source for Hamden's Housing and Community Development Activities. Financial resources provided by HUD will be used to address the priority needs and objectives outlined in the Town of Hamden 2015-2019 Consolidated Plan of Housing and Community Development.

Funds can be used for housing rehabilitation, neighborhood revitalization, funding assistance to first-time homebuyers, public services, public infrastructure improvements, environmental assessment and remediation, economic development, commercial rehabilitation, fair housing/fair rent activities, anti-blight efforts and planning/administration of the program.

#### Federal Emergency Management Agency:

Funding from the United States Federal Emergency Management Agency (FEMA) assists both traditionally homeless individuals and individuals

who are temporarily without shelter due to a crisis situation. Hamden currently receives approximately \$15,000 annually in FEMA funds. These funds are administered by the Community Services Department.

**Other Federal Opportunities:**

The Town will review opportunities provided by HUD and other Federal resources that are offered for competitive application. The OHND will continue to actively pursue funding through the current economic stimulus funds. The Town will monitor the availability of additional Neighborhood Stabilization Program (NSP) funds that can be applied for on a competitive/need basis.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	470,172	0	0	470,172	450,000	The Expected Amount Available for Remainder of Consolidated Plan is an estimate based on PY44 allocation.

**Table 5 - Expected Resources – Priority Table**

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

State of Connecticut Department of Economic & Community Development



Various housing and community development related programs and funding opportunities are made available through the State of Connecticut Department of Economic and Community Development (DECD). DECD also offers a host of housing programs, including first-time homeownership assistance, which the Town plans to market along with our Town sponsored housing programs.

#### State of Connecticut Department of Social Services

The Department of Social Services administers support programs for very-low income residents, including the State Rental Assistance Program and the State Section 8 Program, and supports homeless and transitional housing facilities. This Department also offers funding opportunities for the development of service facilities and homeless shelters.

#### Connecticut Housing Finance Authority

The Connecticut Housing Finance Authority (CHFA) offers a variety of mortgage programs and housing rehabilitation loans for income eligible applicants.

#### Connecticut Housing Investment Fund

The Connecticut Housing Investment Fund (CHIF) offers a variety of housing rehabilitation and energy efficiency loans for income eligible applicants. CHIF funds can provide gap financing needed to complete rehabilitation projects that cannot be fully funded by the CDBG Rehabilitation Program.

#### Neighborhood Revitalization Zone Program

Hamden has two Neighborhood Revitalization Zones (NRZ), empowered by the Town and the State to create strategic plans of improvement for their respective communities. NRZ designation, and the completion of the planning process, makes these areas eligible to receive funding preference from various State agencies in support of their neighborhood revitalization efforts.

#### Connecticut Department of Mental Health and Addiction Services

The Department of Mental Health and Addiction Services supports various housing and support service programs to benefit people with mental

illness or substance abuse problems.

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

The Town has used, and continues to use, land and property to the greatest extent possible to address the needs identified in the plan. In PY37, DECDNR spearheaded and worked with Town offices, including the Mayor, to identify a Town-owned property for acquisition by Habitat for Humanity. This project allowed a low-income family to purchase the home at a price below market value, with a deed-restriction for affordability. The house is Energy Star rated and restored to historic standards as it was a former turn-of-the-century farmhouse. DECDNR also worked with Neighborhood Housing Services to acquire a blighted vacant 2-family property in the target area in PY36. CDBG rehabilitation funds were used in PY37 to leverage \$260,000 to complete the rehabilitation. Once again, this project allowed a low-income family to purchase the home at a price below market value, with a deed-restriction for affordability. In PY39, the Town sold vacant properties to Neighborworks New Horizons to build affordable housing units in the Newhall neighborhood; the project was the result of a Consent Order to remediate contaminated soil, and the Town purchased and demolished homes that were damaged as a result of the contamination settling.

This effort to identify and use publicly-owned property or land to meet housing and community development needs will be continued during the strategy period as opportunities for new properties arise.

**Discussion**

See narratives above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase affordable homeownership opportunities.	2015	2019	Affordable Housing	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)	Affordable Housing	CDBG: \$50,000	Direct Financial Assistance to Homebuyers: 7 Households Assisted
2	Combat Cost Burden	2015	2019	Affordable Housing	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)	Affordable Housing	CDBG: \$55,000	Public service activities for Low/Moderate Income Housing Benefit: 4 Households Assisted Rental units rehabilitated: 303 Household Housing Units
3	Improve and Increase Housing Supply	2015	2019	Affordable Housing	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)	Affordable Housing Fair Housing	CDBG: \$100,000	Homeowner Housing Rehabilitated: 12 Household Housing Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Emergency Shelter Assistance/Supportive Services	2015	2019	Homeless	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)	Community Services	CDBG: \$7,145	Homeless Person Overnight Shelter: 14 Persons Assisted
5	Housing and Support Services to Special Needs	2015	2019	Non-Homeless Special Needs	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)	Affordable Housing Fair Housing Community Services	CDBG: \$28,745	Public service activities other than Low/Moderate Income Housing Benefit: 370 Persons Assisted
6	Infrastructure and Facility Improvements	2015	2019	Non-Housing Community Development	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)	Eliminate Blight Economic Development	CDBG: \$70,650	Other: 2 Other
7	Blight Removal	2015	2019	Non-Housing Community Development	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)	Eliminate Blight	CDBG: \$6,000	Buildings Demolished: 5 Buildings
8	Economic Development	2015	2019	Non-Housing Community Development	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)	Economic Development	CDBG: \$17,000	Facade treatment/business building rehabilitation: 3 Business

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Child Care and Youth Programs and Services	2015	2019	Non-Homeless Special Needs	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)	Community Services	CDBG: \$40,632	Public service activities other than Low/Moderate Income Housing Benefit: 9124 Persons Assisted
10	Administration	2015	2019	Administration	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651	Administration	CDBG: \$94,000	Other: 1 Other

Table 6 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Increase affordable homeownership opportunities.
	<b>Goal Description</b>	
2	<b>Goal Name</b>	Combat Cost Burden
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Improve and Increase Housing Supply
	<b>Goal Description</b>	

4	<b>Goal Name</b>	Emergency Shelter Assistance/Supportive Services
	<b>Goal Description</b>	
5	<b>Goal Name</b>	Housing and Support Services to Special Needs
	<b>Goal Description</b>	
6	<b>Goal Name</b>	Infrastructure and Facility Improvements
	<b>Goal Description</b>	
7	<b>Goal Name</b>	Blight Removal
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	
9	<b>Goal Name</b>	Child Care and Youth Programs and Services
	<b>Goal Description</b>	
10	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	

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# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

#	Project Name
1	Single Family Rehabilitation
2	Multi-Family Rehabilitation
3	Down Payment Assistance - First-time Homebuyer
4	Commercial Corridor Rehabilitation
5	Public Facility and Infrastructure Improvements
6	Anti-Blight/Demolition
7	Fair Rent/Fair Housing
8	ADA Improvements
9	General Administration
10	Hamden Community Services
11	Columbus House, Inc.
12	Partnerships Center for Adult Daycare
13	Hamden Youth Services
14	BH Care, Birmingham Group
15	Arts for Learning
16	Davenport/Dunbar Residences
17	Literacy Volunteers of Greater New Haven
18	Hamden Home Pantry
19	Church Street School STEM

**Table 7 - Project Information**

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

The Town prioritizes expenditures for CDBG funds in a manner that ensures decent, safe and accessible housing for low- and moderate-income residents through its rehabilitation programs; supports first time homeownership through its Down Payment Assistance Program; supports the provision of shelter for homeless individuals; provides public service programming including education, daycare, health, nutrition and enrichment activity to numerous individuals and households; and upgrades community infrastructure and facilities in the target area. Priorities were selected based on programming that fulfills these objectives.



**AP-38 Project Summary**  
**Project Summary Information**

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<b>1</b>	<b>Project Name</b>	Single Family Rehabilitation
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Increase affordable homeownership opportunities. Combat Cost Burden Improve and Increase Housing Supply Blight Removal
	<b>Needs Addressed</b>	Eliminate Blight Affordable Housing
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Provide emergency roof and furnace replacement and repairs and support lead abatement activities.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 single-family households
	<b>Location Description</b>	
	<b>Planned Activities</b>	Emergency roof and furnace replacement and repairs/ lead abatement/ emergency drainage repairs
<b>2</b>	<b>Project Name</b>	Multi-Family Rehabilitation
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Combat Cost Burden Improve and Increase Housing Supply Blight Removal
	<b>Needs Addressed</b>	Eliminate Blight Affordable Housing Fair Housing
	<b>Funding</b>	CDBG: \$55,000
	<b>Description</b>	Provide emergency roof and furnace replacement and repair and support lead abatement activities.
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 multi-family households
	<b>Location Description</b>	
	<b>Planned Activities</b>	Emergency roof and furnace replacement and repairs/ lead abatement/ emergency drainage repairs
<b>3</b>	<b>Project Name</b>	Down Payment Assistance - First-time Homebuyer
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Increase affordable homeownership opportunities. Combat Cost Burden
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Assistance for first time homebuyers in matching funds
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 households assisted
	<b>Location Description</b>	
	<b>Planned Activities</b>	Assistance for first time homebuyers in matching funds
<b>4</b>	<b>Project Name</b>	Commercial Corridor Rehabilitation
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Blight Removal Economic Development
	<b>Needs Addressed</b>	Eliminate Blight Economic Development
	<b>Funding</b>	CDBG: \$17,000
	<b>Description</b>	Sign grants and facade improvements for businesses in Target area
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 business sign grants and facade improvements.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Sign grants and facade improvements for businesses in Target area
<b>5</b>	<b>Project Name</b>	Public Facility and Infrastructure Improvements
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Infrastructure and Facility Improvements Blight Removal
	<b>Needs Addressed</b>	Eliminate Blight Economic Development
	<b>Funding</b>	CDBG: \$70,650
	<b>Description</b>	ADA curb cuts and assistance for Keefe Community Center in Target area
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 curb cuts and sidewalk repair in Target area
	<b>Location Description</b>	
	<b>Planned Activities</b>	ADA curb cuts and assistance for Keefe Community Center in Target area
<b>6</b>	<b>Project Name</b>	Anti-Blight/Demolition
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Blight Removal
	<b>Needs Addressed</b>	Eliminate Blight Economic Development
	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	Clean-ups and demolition if necessary in Target area
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 units
	<b>Location Description</b>	
	<b>Planned Activities</b>	Clean-ups and demolition if necessary in Target area
<b>7</b>	<b>Project Name</b>	Fair Rent/Fair Housing
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Increase affordable homeownership opportunities. Combat Cost Burden
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$1,000
	<b>Description</b>	Salary to provide assistance for fair rent and fair housing complaints
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Salary to provide assistance for fair rent and fair housing complaints as needed, and annual dues to the Fair Housing Association.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Salary to provide assistance for fair rent and fair housing complaints, and annual dues to the Fair Housing Association
<b>8</b>	<b>Project Name</b>	ADA Improvements
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Infrastructure and Facility Improvements
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$6,000
	<b>Description</b>	ADA ramps for low income residents in Target area
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 ramps
	<b>Location Description</b>	

	<b>Planned Activities</b>	ADA ramps for low income residents in Target area
<b>9</b>	<b>Project Name</b>	General Administration
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$94,000
	<b>Description</b>	Salary for CD manager/ office supplies and required advertisements
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Salary for CD manager/ office supplies and required advertisements
	<b>Location Description</b>	
	<b>Planned Activities</b>	Salary for CD manager/ office supplies and required advertisements
<b>10</b>	<b>Project Name</b>	Hamden Community Services
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Emergency Shelter Assistance/Supportive Services Child Care and Youth Programs and Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$10,145
	<b>Description</b>	Food Bank Funds and Summer Camp Scholarships for low-income families
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7,000
	<b>Location Description</b>	
	<b>Planned Activities</b>	Food Bank Funds and Summer Camp Scholarships for low-income families
<b>11</b>	<b>Project Name</b>	Columbus House, Inc.

	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Emergency Shelter Assistance/Supportive Services Housing and Support Services to Special Needs
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$7,145
	<b>Description</b>	Shelter and Services for Hamden residents
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13 people supported at homeless shelter.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Shelter and Services for Hamden residents
<b>12</b>	<b>Project Name</b>	Partnerships Center for Adult Daycare
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Housing and Support Services to Special Needs
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$16,000
	<b>Description</b>	Hot Meals for Elderly and Frail Participants
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 participants.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Hot Meals for Elderly and Frail Participants
<b>13</b>	<b>Project Name</b>	Hamden Youth Services
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Child Care and Youth Programs and Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$6,645

	<b>Description</b>	Scholarships for Low-income residents in Childcare Program
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	55 children assisted.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Scholarships for Low-income residents in Childcare Program
<b>14</b>	<b>Project Name</b>	BH Care, Birmingham Group
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Housing and Support Services to Special Needs
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$3,145
	<b>Description</b>	Domestic Violence Education at Hamden High School
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	1,500 children in Hamden High School.
	<b>Planned Activities</b>	Domestic Violence Education at Hamden High School
<b>15</b>	<b>Project Name</b>	Arts for Learning
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Child Care and Youth Programs and Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$7,800
	<b>Description</b>	Family Arts for Learning and engagement at Keefe Community Center
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	568 people



	<b>Location Description</b>	
	<b>Planned Activities</b>	Family Arts for Learning and engagement at Keefe Community Center
<b>16</b>	<b>Project Name</b>	Davenport/Dunbar Residences
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Housing and Support Services Senior Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$3,145
	<b>Description</b>	Bingo board for Elderly/Disabled Recreation Center
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	350 seniors
	<b>Location Description</b>	
	<b>Planned Activities</b>	Purchase of Game Room and Outdoor Equipment to help the senior residents with their motor skills, physical activities and cognitive abilities.
<b>17</b>	<b>Project Name</b>	Literacy Volunteers of Greater New Haven
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Housing and Support Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$5,252
	<b>Description</b>	Aid in employing support staff [executive director, ESOL program manager, basic literacy program manager and data/development manager] to support 12 volunteer tutors
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 low-income adults

	<b>Location Description</b>	
	<b>Planned Activities</b>	Aid in employing support staff [executive director, ESOL program manager, basic literacy program manager and data/development manager] to support 12 volunteer tutors
<b>18</b>	<b>Project Name</b>	Hamden Home Pantry
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Housing and Support Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	\$3,600
	<b>Description</b>	Purchase of upright freezer-less refrigerator, upright frostless freezer, utility shelving and consumable supplies to benefit low income senior citizens
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100+ senior citizens
	<b>Location Description</b>	
	<b>Planned Activities</b>	Purchase of upright freezer-less refrigerator, upright frostless freezer, utility shelving and consumable supplies to benefit low income senior citizens
<b>19</b>	<b>Project Name</b>	Church Street School STEM
	<b>Target Area</b>	CENSUS TRACTS 1655 AND 1656, STATE STREET REVITALIZATION AREA (CENSUS TRACT 1651)
	<b>Goals Supported</b>	Child Care and Youth Programs and Services
	<b>Needs Addressed</b>	Community Services
	<b>Funding</b>	CDBG: \$7,645
	<b>Description</b>	Purchase of science supplies [Makey Makey and Ozobot] and after-school snacks as well as aid in employing after-school coordinator

<b>Target Date</b>	6/30/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60-100 school-aged students
<b>Location Description</b>	
<b>Planned Activities</b>	Purchase of science supplies [Makey Makey and Ozobot] and after-school snacks as well as aid in employing after-school coordinator

## **AP-50 Geographic Distribution – 91.220(f)**

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

As defined in 105 (c)(2) of the Housing and Community Development Act of 1974, as amended, Census Tract Block Groups in the “upper quartile,” or top quarter, of low to moderate income households are eligible for “area-wide benefit” activities. Hamden has been granted an “upper quartile” waiver from HUD, which allows “area-wide benefit” activities in any Census Tract Block Group with a low-to-moderate income household percentage of 41.7% or higher. The upper quartile waiver allows the Town to undertake activities that provide area-wide benefit, such as sidewalk reconstruction or blight removal, to Block Groups that fall into the upper quartile of low/mod areas in Hamden. A map is attached to this Plan that illustrates each of the Block Group areas that have a low/mod ratio of over 41.7% as they were identified in the 2015-2019 Consolidated Plan.

Census Tract 1655, known as the Highwood neighborhood, will remain as the primary target area for CDBG activities, as five (5) of Highwood’s six (6) Block Groups meet the low/mod criteria. In addition, “Area-Wide Benefit” activities, such as public facility improvements and the Commercial Corridor Rehabilitation Program are eligible for other low/mod Census Block Groups, as designated by HUD and the Community Development Advisory Commission (CDAC).

In addition to the specified qualifying Census Block Groups, certain areas of Town have been designated by the Community Development Advisory Commission as “Target Areas” for specific programs. Those areas are outlined as follows:

Residential Rehabilitation Program:

Qualifying Target Areas – Highwood (Census Tract 1655), Hamden Plains (Census Tract 1656), Lower State Street Area (Census Tract 1651, Block Group #4).

First-Time Homeownership Assistance:

Qualifying Target Areas - Highwood (Census Tract 1655), Hamden Plains (Census Tract 1656), State Street Neighborhood Revitalization Zone. (Also “as necessary” allowance outside of target areas when qualified as low-moderate income on a case-by-case basis.) The State Street Neighborhood Revitalization Zone (NRZ), which does not conform to census tract boundaries, has been included as a “Target” geographic area for the Homeownership Initiative Program since 2000-2001.

Commercial Corridor Revitalization Program:

Qualifying Target Areas – All designated low-moderate income block groups.

Community Development Infrastructure Improvements:

Qualifying Target Areas – All designated low-moderate income block groups.

The State Street Neighborhood Revitalization Zone (NRZ), which does not conform to census tract boundaries, has been included as a “Target” geographic area for Community Development Infrastructure Improvements since 2000-2001.

The Office of Housing and Neighborhood Development (OHND) will continue to work with the Community Development Advisory Commission, elected officials, and other community stakeholders to consider additional target areas for the above-referenced programs as new program requests arise, new community needs emerge, and new information becomes available.

**Geographic Distribution**

Target Area	Percentage of Funds
CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	
CENSUS TRACT 1655, 1656	
CENSUS TRACT 1655, 1656, AND 1651	

**Table 8 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

Focusing the benefits of the CDBG program on southern Hamden neighborhoods will help to revitalize these communities, improve the housing stock and alleviate housing cost burden, eliminate blight and improve the overall quality of life.

**Discussion**

See narratives above.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The one year goals for affordable housing based on funded projects is below. Due to limited funding, Hamden's resources are focused on providing community services, residential rehabilitation, and down payment assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion

See discussion above.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

No Federally-funded public housing units exist in the Town of Hamden. The Hamden Housing Authority's public housing units are State-funded. The HHA received notification from HUD recognizing them as a High Performer for the Federal Programs they manage. The goals and objectives for the Hamden Housing Authority PHA 5 year plan included expanding the supply of assisted housing, improving the quality of assisted housing, promote self-sufficiency of families and individuals and continue to maintain its high performer SEMAP status.

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

Residents of public housing, like other low- and moderate-income residents, are eligible for programs and services offered through the Town. They also benefit from the physical improvements made within the community development target areas and improvements to public facilities such as neighborhood or community centers. The creation of affordable rental and homeownership opportunities will also increase the housing resources available to public housing residents, particularly Section 8 recipients.

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

The Housing Authority has a Resident Advisory Board that encourages resident participation in management and policy development. The Hamden Housing Authority will continue to promote programs, and expand its efforts, to encourage resident involvement and homeownership opportunities.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

PHA is not troubled, N/A.

### **Discussion**

See narratives above.

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

### **Introduction**

The Town of Hamden Community Services Department will continue as the lead Town agency for assisting Hamden’s extremely low-income residents combating the threat of homelessness. The OHND has taken a larger role in preventing homelessness by working directly with tenants at risk of eviction and by streamlining processes for homeowners in serious need of emergency housing rehabilitation.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The Community Services Department utilizes funds from both the Town of Hamden and the United States Federal Emergency Management Agency (FEMA) to administer several programs designed to assist persons of extremely low income and persons who experience an emergency. The Department assists both traditionally homeless individuals and individuals who are temporarily without shelter due to a crisis situation, such as a fire.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The Community Services Department provides temporary shelter in the form of a voucher to local motels. In addition, the Department provides referrals to regional shelters serving the needs of the homeless. Over the past program year the Town of Hamden allocated CDBG resources to both Columbus House and Emergency Shelter Management to provide emergency shelter support to residents in need. The Town also provided CDBG funding to support BHCare Domestic Violence Services to provide shelter and counseling to battered women and their families and to provide outreach and community awareness programming.



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

One of the most pressing needs in Hamden is the need for short-term transitional housing to provide shelter for families and individuals who have become homeless and are looking for permanent housing. Recent changes in the local hospitality climate have reduced the number of affordable short-term units available to Hamden families who, for reasons relating to work, child care, or education, require proximity to resources and transportation.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

In addition to increasing the availability of affordable housing, providing assistance for emergency housing and promoting the creation of transitional units, the Town also assists the homeless and those threatened with homelessness through the provision of support services. Increased educational programming, job skill development, child care and English as a Second Language programs are all methods in which the Town can assist unemployed or underemployed persons in obtaining better employment. Life skill training, budget counseling and tenant/landlord mediation activities can also reduce the level of evictions. For households threatened with homelessness due to housing cost burden, energy efficiency and weatherization programs, fuel assistance programs and tax-reduction programs for the elderly are all means to help reduce cost burden. Each of these programs (with the exception of those reserved for senior citizens) is operated in the same building as OHND and providers undertake a team approach to delivering these critical services.

## **Discussion**

See narratives above.

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

### **Introduction:**

The Town of Hamden is active in the promotion of Fair Housing within our community. Several municipal departments, along with the non-profit Hamden Housing Authority, promote activities that further Fair Housing Opportunity. OHND continues to serve as the service provider for Fair Housing complaints.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

#### **Broadening Hamden’s Horizons:**

The Town is working to create additional affordable housing opportunities by focusing on the development of partnerships with non-profit and not-for-profit housing agencies. The Town will continue to collaborate with non-profit housing developers such as Neighborhood Housing Services, Neighborworks/New Horizons, Habitat for Humanity, New Reach (formerly New Haven Home Recovery), and the Newhallville Housing & Development Corporation on projects that result in affordable housing units for all citizens. The Town will continue to explore partnerships with other housing organizations to further housing opportunities and will seek to leverage additional funding opportunities for housing related programs.

#### **Hamden Homeownership Initiative & Homebuyer/Homeowner Training:**

The program assists income eligible applicants with the purchase of their first home in Hamden.

In addition, the Town plans to continue an effort of “Comprehensive Pre-Purchase Homebuyer Training”, in cooperation with Neighborhood Housing Services, a NeighborWorks Network affiliate. OHND has also funded Newhallville Housing Development Corporation to “Assist first-time homebuyers with counseling, credit repair, and foreclosure prevention”.

#### **Partner with the Hamden Housing Authority:**

OHND has increased its support for the HHA’s plan to create additional affordable homeownership and rental housing units for elderly, disabled and low- to moderate- income individuals. While the number of vacant buildings in the CDBG Target Area has declined, OHND now provides regular reports to HHA on available properties, locations, and asking prices.

#### **Fair Rent Process:**

The Town of Hamden has a Fair Rent Commission and Fair Rent complaint process for residents who have been given what they believe is an unreasonable or unconscionable rent increase by their landlord. The Town has streamlined the Fair Rent process in order to make it more efficient for residents in such situations.

**Discussion:**

A further discussion of barriers to affordable housing can also be found in the Analysis of Impediments for Hamden, CT.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

The Town has worked to improve coordination of its social services for individuals with special needs by taking a more comprehensive approach to Human Services and the Continuum of Care. Collaboration between the State Department of Economic and Community Development, the OHND, Community Services, Elderly Services and various regional Continuum of Care service providers has resulted in more efficient and effective delivery of service.

Partnerships established over the past several years have proven fruitful in providing Hamden residents with additional opportunities for funding and services.

#### **Actions planned to foster and maintain affordable housing**

The Town is working to create additional affordable housing opportunities by focusing on development of partnerships with non-profit and not-for-profit housing agencies.

The Town will continue to collaborate with non-profit housing developers, such as Neighborhood Housing Services, Neighborworks/New Horizons, Habitat for Humanity, New Reach (formerly New Haven Home Recovery), and the Newhallville Housing Development Corporation, on projects that result in affordable housing units for all citizens. The Town will continue to explore partnerships with other housing organizations to further housing opportunities and will seek to leverage additional funding opportunities for housing related programs.

#### **Actions planned to reduce lead-based paint hazards**

As required by the Connecticut State Agencies Lead Poisoning Prevention and Control regulations. Sections 19a-111 -1 through 19a-111 -11, the Town of Hamden code enforcement entities, the Quinnipiac Valley Health District and the Housing Code Enforcement Officer, are responsible for enforcing appropriate lead paint abatement, where applicable. These regulations are considered, applied, and adhered to throughout all rehabilitation projects.

The Quinnipiac Valley Health District (QVHD) provides educational counseling and distribution of materials to extremely low- to moderate-income families with children six years of age and younger, who have been identified through a cooperative effort between QVHD, the Community Services Department and daycare programs conducted in the M.L. Keefe Community Center located in southern Hamden.

In the administration of its CDBG-funded Rehabilitation Program the Town assures that all units are rehabilitated in compliance with applicable lead-based paint regulations. Therefore, during the Annual Action Plan Year, all units rehabilitated where children under the age of six are, or are expected to be present, will be tested for lead-based paint and abated where necessary. The Town is currently, and will continue to, pursuing additional funding to extend its lead awareness program and offer assistance to property owners seeking to reduce lead hazards in homes.

Where feasible, Community Development Block Grant funds are used to assist extremely low- to moderate-income households in the reduction/abatement of lead paint hazards. Likewise, the OHND and Quinnipiac Valley Health District (QVHD) will apprise homeowners of any State or Federal loan programs available for the removal of hazardous materials.

### **Actions planned to reduce the number of poverty-level families**

The Town of Hamden attempts to address the issue of poverty in its population through the use of social and supportive services. The Town supplements State and Federal resources with local funds and CDBG funds for activities that meet specific identified needs. The private sector is a key resource for addressing poverty in its ability to create employment opportunities with a resultant increase in income.

In order to address poverty among groups where the incidence of poverty is highest, the Town has utilized local funds and its limited CDBG funds for public service programs through the community services and elderly services departments. These departments work with families and individuals in poverty by providing referrals and assistance for shelter, fuel, food, utility costs, etc.

Job training and employment assistance to unemployed and underemployed individuals will be provided to enable them to obtain "living wage" employment. By connecting job training to economic development and providing supportive services the Town can move more families out of poverty. The Town has placed a Job Resource Counselor in the Office of Economic and Community Development. The Job Resource Counselor will focus on local workforce development to ensure employee skills are commensurate with new jobs being created by economic development activity. The provision of affordable child care to working families is an important component in their transition from welfare or poverty to self-support, which is one of the primary focus areas of the Town's Youth Services Bureau.

The provision of affordable housing and the reduction of housing cost burden will also address the issue of families in poverty.

### **Actions planned to develop institutional structure**

The OHND administers the CDBG funding received from the U.S. Department of Housing and Urban Development. It plays a major role in encouraging and supporting the activities of private and non-profit developers interested in the construction, reconstruction, and rehabilitation of affordable housing units. During the strategy period, OHND will continue to provide assistance for housing rehabilitation to

extremely low- to moderate-income homeowners, and owners renting to low- to moderate-income families.

The Hamden Housing Authority will continue to administer its Section 8 Voucher and Certificate programs and will look to expand its Rental Assistance Program as a means of promoting housing opportunities for low-income/elderly populations. It will also investigate the possibility of creating additional housing resources. The Town has an active and supportive relationship with the Hamden Housing Authority.

DECDNR, Hamden Housing Authority, Community Services Department, Elderly Services, the Planning and Zoning Department, and Quinnipiac Valley Health District, function cooperatively to identify, evaluate and address the housing needs of the various populations discussed in this document. The Community Services Department is the primary source for locating shelter for the homeless and subpopulations identified. The Elderly Services Department provides care to elderly residents to prolong their ability to remain self-sufficient and independent. Hamden Housing Authority manages the public/elderly housing complexes for the Town of Hamden. The Quinnipiac Valley Health District is instrumental in identifying lead paint hazards relative to housing issues, and Planning and Zoning approves the location of new construction and offers technical assistance to prospective developers.

Likewise, many of the supportive services offered to Hamden's extremely low- to moderate-income, and elderly/disabled populations, will be delivered by non-profit organizations and agencies that receive funding through the Community Development Block Grant administered by OHND.

The Town of Hamden offers its residents a wealth of supportive services that provide needy residents with appropriate support. The system currently in place has been successful in regards to housing extremely low- to moderate-income populations. While the elderly and populations with special needs are currently being served adequately, a gap exists between requests for affordable housing and available units.

Through OHND, the Town of Hamden will combat cost burden and housing problems of its extremely low- to moderate-income populations. Furthermore, through the Residential Rehabilitation Program, the number of affordable units available will be expanded. Likewise, the Town of Hamden will support the efforts of non-profit and private developers who come forth with viable proposals to expand the Town's affordable stock.

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

The Town of Hamden will continue to assist and work with the Hamden Housing Authority, non-profit and private developers, and the private industry in a cooperative effort to maximize resources directed to affordable housing. The development of this type of relationship will serve to strengthen coordination between the Town, the community and prospective developers in pursuit of affordable housing

construction and rehabilitation.

OHND will continue to collaborate with local social service agencies to maximize efforts directed to the expansion of affordable housing and supportive services. Through its Community Services Department the Town of Hamden will maintain its involvement with the State Department of Social Services. Through this forum, it will continue to address common issues and concerns shared by local governments, and pursue a resolution to these issues. The Community Services Department along with the DCEDNR, on behalf of the Town of Hamden, will maintain an active role in Regional Workforce Organizations, through which representatives of local governments develop strategies to enhance job training efforts, and promote the creation of a job market which suits the needs of industry. The Town will also continue as an active participant in the New Haven Continuum of Care network to gain better knowledge of the needs of the homeless and special needs populations and the programs and activities available to address them. Likewise, through its participation on the South Central Regional Council of Governments (SCRCOG), the Town of Hamden is working with other jurisdictions to address the issues of housing, homelessness, and social services.

**Discussion:**

See narratives above.

## Program Specific Requirements

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

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%



**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The Town does not receive ESG funding.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

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

1. Distribution of Funds

The Town does not receive HTF funding.

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
  
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
  
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
  
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
  
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
  
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
  
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
  
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or

employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

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

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

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

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

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

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

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

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

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

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

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

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

**Discussion:**