

**HAMDEN, CONNECTICUT
DRAFT Consolidated Annual
Performance Report (CAPER)**

Program Year: 2017-2018

September 12, 2018
Draft for Public Review

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Town of Hamden is an entitlement community under the Community Development Block Grant (CDBG) program, administered by the U.S. Department of Housing and Urban Development (HUD). The primary objective of the CDBG Program (24 CFR 570) is to develop "viable urban communities, by providing decent housing and suitable living environment and expanding economic opportunities, principally for persons of low and moderate income."

The Town receives an annual allocation of CDBG entitlement funds. The annual allocation for Program Year 43 (2017-2018) was \$421,200. The total amount that the Town expended during Program Year 43, as indicated in the Integrated Disbursement and Information System (IDIS) reports included, was \$286,976.86, which includes the expenditures of funds carried over from prior years. Over the Program Year, \$14,050 in Program Income was generated from repaid liens from past CDBG projects.

The Town is committed to providing assistance to its residents and neighborhoods in a timely and efficient manner. All activities undertaken during Program Year 43 addressed needs and goals established in the 2015-2019 Consolidated Plan. 19.02% of the allocated funds were used for program administration. The Town of Hamden has now has on staff a full-time Community Development Manager to provide direct programmatic assistance to local residents. With these new staffing changes, program administration funds were primarily used to fund 80% of the CD Program Manager position; travel and fees for HUD training; and funds for the consulting firm Milone and McBroom, Inc. to assist in the creation of the CAPER for 2016 and the Annual Action Plan for FY 2018.

Over the program year the town expended its CDBG funds in a manner that ensured decent, safe and accessible housing for low and moderate income residents through its rehabilitation program and the first-time homebuyer education program; supported the provision of shelter for homeless individuals; provided public service programming with a focus on youth, the elderly and disabled populations including daycare, health, nutrition and enrichment activity programs; upgraded community infrastructure; and eliminated blighting conditions in the target area.

In evaluating its accomplishments during Program Year 43, the town notes that it effectively provided rehabilitation assistance to low and moderate income homeowners, supported the provision of first-time homebuyer education and foreclosure counseling to households in need; provided sidewalk improvements in its community development target areas; provided sign grants to local business owners in the target area; and addressed blighting influences in its lower income neighborhoods. The Town also highlights its continued implementation of the HUD regulation regarding the notification, evaluation, and reduction of lead-based paint hazards in properties assisted by the Residential

Rehabilitation and Downpayment Assistance programs. Since the rule's implementation, the Town of Hamden has worked to support rehabilitation activities while maintaining strict adherence to the regulations.

During Program Year 43, the Town continued its program of citizen-based performance assessment to ensure that the delivery of services, and the programs offered, truly meet the needs and desires of program participants and community residents in need.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$	Other	Other	5	3	20.00%	1	1	0.00%
Blight Removal	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	25	0	0.00%	5	0	0.00%
Blight Removal	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	10	0	0.00%	2	0	0.00%
Child Care and Youth Programs and Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	45315	0	0.00%	9124	1823	0.00%
Combat Cost Burden	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	350	0	0.00%			
Combat Cost Burden	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		10	69	0.00%
Combat Cost Burden	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	15	0	0.00%	303	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	15	0	0.00%	3	2	0.00%

Emergency Shelter Assistance/Supportive Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	200	9	4.50%	14	9	0.00%
Housing and Support Services to Special Needs	Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Housing and Support Services to Special Needs	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		370	343	0.00%
Improve and Increase Housing Supply	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		12	6	0.00%
Improve and Increase Housing Supply	Affordable Housing	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	200	0	0.00%			
Increase affordable homeownership opportunities.	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	40	0	0.00%	16	2	0.00%
Infrastructure and Facility Improvements	Non-Housing Community Development	CDBG: \$	Other	Other	20	0	0.00%	2	1	0.00%
Short-Term Transitional Housing	Affordable Housing Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	200	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

- Single Family Rehabilitation: Rehabilitation including emergency roof repairs, furnaces and fuel assistance, lead-based paint code violation correction, accessibility improvements, and energy upgrades to income qualified homeowners in the target area. Six (6) housing units received rehabilitation assistance over the 2017-2018 Program Year.
- Commercial Rehabilitation: Funds were used to provide sign grants to small business owners in the CD target areas. Sign grants were provided to 2 businesses.
- Downpayment Assistance – First-Time Homebuyer: Provide funds for down-payment assistance and/or reasonable closing costs. Over the program year CDBG funds were expended for lead-based paint testing on potential properties. Also 2 down payment loans were processed for first time homebuyers.
- Public Facility and Infrastructure Improvements: Funds were used for sidewalk and streetscape improvements in the target area. Sidewalks were repaired and replaced on Marlboro Street, Carew Road, Fenway Drive and Smith Drive.
- Anti-Blight Efforts – Funds were used to purchase equipment and supplies needed to address blight in the target area neighborhoods.
- New Haven Homeownership: Funds were used to support a first-time homebuyer education program and foreclosure counseling. 69 households benefitted.
- Hamden Community Services: Funds were used to support the local Food Bank and provide Summer Camp Scholarships for children in need. 491 persons benefitted.
- Hamden Youth Services: Funds were used to increase child care programming, youth enrichment programming, and provide child care scholarships to income eligible participants. 22 youth benefitted.
- Columbus House: Provide counseling and emergency shelter for homeless Hamden residents at the Columbus House Homeless Shelter located in New Haven. 9 Hamden households benefitted.
- Davenport/Dunbar Residence: Funds were used to help pay for recreation equipment for seniors residing in the Davenport/Dunbar development. 343 elderly persons benefitted.
- BH Care, Birmingham Group – Domestic Violence: Provided education, counseling and

empowerment services to victims of domestic violence and dating violence. 687 persons benefitted.

- Partnerships Center for Adult Daycare: Funds were used to support the provision of adult daycare and provide nutrition assistance. 23 persons benefitted.
- Arts for Learning: Provide cultural events for low-mod income families at the Keefe Community Center. 600 persons benefitted.
- General Administration: Funds were used to cover salaries for CD staffing needs, provide CD planning and reporting, and cover legal notice fees.

Overall the Town of Hamden achieved the majority of its goals and priorities for the 2017-2018 Program Year, especially those that involved infrastructure improvements and public service programming. Staffing changes in the CD program affected program delivery during the program year as the newly hired director became familiar with the local programs and processes. The residential rehabilitation program and the first-time homebuyer programs did not have the levels of performance anticipated at the on-set of the program year. This can be attributed to a variety of reasons including the fact that the new director assumed prior year program funding for several hardware programs (rehab, down payment assistance, and commercial rehab) and program marketing and outreach needed to be reinstated with the new staffing. The new CD Program Manager is also responsible for oversight of the Community and Youth Services departments also located in the Keefe Community Center. To address these issues over the upcoming program year, CD staff and Town administration are reviewing both the rehabilitation and the first-time homebuyer down payment assistance programs to see if loan repayment terms should be revised or grants should be considered. It has been noticed that some homeowners are hesitant to take on an additional loan with a lien attachment to make improvements to their home, especially those who are elderly or with limited incomes. The new director plans to increase outreach in the community and develop collaborations with lenders, mortgage brokers, realtors and non-profit housing developers to generate more interest in the programs and increase awareness of funding availability.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,041
Black or African American	917
Asian	194
American Indian or American Native	10
Native Hawaiian or Other Pacific Islander	0
Total	2,162
Hispanic	75
Not Hispanic	2,087

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

As shown in the table above, approximately 48% of families assisted were white, 42% were Black/African American, and 9% were Asian. Just over 3% were Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	421,200	286,976.86
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

Hamden's greatest obstacle to meeting its community development needs is limited financial resources. The leveraging of other resources is critical to providing the variety of programs and services demanded by the residents of Hamden. In addition, Office of Housing and Neighborhood Development has been working with various non-profit agencies and the Town's dedicated grantwriter to bring additional resources into Hamden to specifically address Housing and Community Development needs.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	15%	18%	Several programs are designed to occur in the CD target areas only. They include the Commercial Rehabilitation Program, Infrastructure Improvements and Anti-Blight efforts.
CENSUS TRACT 1655, 1656			
CENSUS TRACT 1655, 1656, AND 1651			

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Town offers housing rehabilitation, emergency housing assistance, downpayment assistance, and environmental hazard remediation assistance to income-eligible residents townwide with a focus on Census Tracts 1655, 1656, and portions of the State Street Revitalization Zone (Census Tract 1651- Block Groups 3 and 4). Several programs are designed to occur in the CD target areas only to improve physical conditions and improve livability of the neighborhoods. They include the Commercial Rehabilitation

Program, Infrastructure Improvements and Anti-Blight efforts. During PY43, 15% of the funds allocated were for these target area programs. Of the funds expended over the year, 18% were expended to improve living conditions in target area neighborhoods.

Emergency housing assistance to address code violations, lack of heating, accessibility, or conditions threatening the health and safety of residents is offered on a town-wide basis as long as the applicants meet HUD determined income guidelines. Access to the Fair Rent and Fair Housing assistance and Housing Code Enforcement is offered to all Town residents regardless of their income.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The Town utilizes a variety of resources in addition to its CDBG entitlement to address its housing and community development needs. Some of those resources include:

State of Connecticut Department of Economic & Community Development (DECD): 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 also offers a host of housing programs, including first-time homeownership assistance, which the Town plans to market along with 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, 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.

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, The Office of Housing and Neighborhood Development, responsible for oversight and administration of the CDBG program, 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 Office of Housing and Neighborhood Development 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. 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. In PY40, the Town had begun to foreclose on vacant properties to allow these properties in the Target Area to be rehabilitated and in most cases sold to first-time homebuyers or those at low-mod income levels. Over the upcoming program year the Town's newly hired Community Development Program Manager plans to increase outreach to area non-profit housing developers, local realtors, brokers and housing lenders to increase interest in the Town's housing programs and develop working collaborations to address housing need in the community.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	15	6
Number of households supported through Acquisition of Existing Units	0	0
Total	15	6

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Office of Housing and Neighborhood Development estimated it would serve 15 households with its residential rehabilitation program funded in 2016. To date, 11 households have benefitted from the program (5 in PY2016-17 and 6 in PY 2017-18). Hamden does not currently have programs to support households through rental assistance, producing new units, or acquiring units.

Discuss how these outcomes will impact future annual action plans.

The Community Development Advisory Commission, a group of citizen volunteers appointed to oversee and offer guidance to the Office of Housing and Neighborhood Development from a community perspective, has been very successful in providing the program with a regular opportunity to solicit

feedback on programs and philosophical direction for the program. The Commission meets on a monthly basis, and will use these outcomes to shape future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	6,054	0
Low-income	9,983	0
Moderate-income	114	0
Total	16,151	0

Table 7 – Number of Households Served

Narrative Information

Many of the low-moderate income individuals served are reached through the numerous public service programs for seniors, youth, and special needs populations supported by CDBG funding.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Over the past program year the Town of Hamden allocated CDBG resources to Columbus House to provide emergency shelter support to residents in need. The Town also provided CDBG funding to support BHCare Domestic Violence Services to provide counseling to battered women and their families and to provide outreach and community awareness programming.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, 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 the Office of Housing and Neighborhood Development and providers undertake a team approach to delivering these critical services.

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. There is a new hotel being built in Hamden. Town staff will have conversations with the new owners to investigate the potential for short term temporary housing.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

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 include 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.

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 taken 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.

Actions taken to provide assistance to troubled PHAs

PHA is not troubled, N/A.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Broadening Hamden's Horizons: The Town is working to create additional affordable housing opportunity is 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 Haven Home Recovery, and the Newhallville Housing Development Corporation on projects that will result in affordable housing units for all citizens. The Town will 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 Downpayment and Closing Cost Assistance Program funded with CDBG funds, assists income eligible applicants with the purchase of their first home in Hamden. In addition, the Town plans to continue supporting Pre-Purchase Homebuyer Training with CDBG. The town currently supports a homeownership training program offered by Neighborhood Housing Services, a NeighborWorks Network affiliate.

Partner with the Hamden Housing Authority:

The Office of Housing and Neighborhood Development 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, the Office of Housing and Neighborhood Development can assist the HHA with identifying available properties.

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.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

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 Department of Economic and Community Development, the Office of Housing and

Neighborhood Development, 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 year have proven fruitful in providing Hamden residents with additional opportunities for funding and services.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 Strategy Period, 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, pursue 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 Housing and Community Development Department and Quinnipiac Valley Health District (QVHD) will apprise homeowners of any State or Federal loan programs available for the removal of hazardous materials.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

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, youth 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 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 promotes workforce development and job training efforts by partnering with the local Adult education program and referring those seeking assistance to the "Steps to Success Jobs Program". The Town works to promote 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 also an important component in their transition from welfare or poverty to self-support.

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

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Town of Hamden's Office of Housing and Neighborhood Development administers the Community Development Block Grant funding received from the U.S. Department of Housing and Urban Development (HUD). 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, the Office of Housing and Neighborhood Development 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 CD Program Manager will also expand efforts and work to build collaborations with realtors, bankers, mortgage brokers and non-profits housing developers to generate more interest in the first time homebuyer program and create new opportunities to expand affordable housing resources.

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.

The Town's Office of Housing and Neighborhood Development, Hamden Housing Authority, Community Services Department, Elderly Services, Office of Planning and Zoning, and Quinnipiac Valley Health District, function cooperatively to identify, evaluate and address the housing needs of the various populations within the town. The Community Services Department is the primary source for locating shelter for the homeless and special needs households. 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.

Many of the supportive services offered to Hamden's extremely low- to moderate-income, and elderly/disabled populations, are delivered by non-profit organizations and agencies that receive funding through the Community Development Block Grant program.

The Town of Hamden offers 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 the Office of Housing and Neighborhood Development, the Town of Hamden combats cost burden and other housing problems of its extremely low- to moderate-income populations. The Residential Rehabilitation Program is the primary program used to expand the number of affordable units available in Hamden. Where feasible, the town will work to promote the creation of affordable housing through outreach and collaborative efforts with area non-profit developers. As part of this, 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. The Town will also look for additional funding opportunities and appropriate properties to support the development of affordable housing opportunity.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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.

The Office of Housing and Neighborhood Development 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 to address common issues and concerns and work toward programs to address identified needs.

To benefit the town, the Community Services Department along with the Economic and Community Development Department will maintain an active role in Regional Workforce Organizations, to develop strategies to enhance job training efforts, and promote the creation of a jobs. The Town will also become a more 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.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Town of Hamden continues to remain active in the promotion of Fair Housing within the community. The 2015-2019 Consolidated Plan included an updated Analysis of Impediments and new goals and objectives to affirmatively further fair housing. In a concerted effort to affirmatively further fair housing in Hamden, the Office of Housing and Neighborhood Development refers interested individuals to the CT Fair Housing Center for information on tenant and landlord rights and responsibilities. Information on tenant and landlord rights is also provided to individuals with questions or concerns.

While the coordination of Fair Rent activities by the Community Development Program Manager remains the most significant activity, several municipal departments, local non-profits, and the independent Hamden Housing Authority offer programs and services that further Fair Housing opportunities. In PY33, the Town of Hamden approved its Fair Housing Action Plan which is implemented through the Office of Housing and Neighborhood Development and the Community Development Manager. Citizen participation is encouraged through the Community Development Advisory Commission, which has a role in plan implementation.

The community's primary obstacle to achieving its fair housing goals of increased housing diversity and the elimination of discriminatory practices is a focus of the current 5-year Consolidated Plan. The Town revised and updated its Local Impediments Analysis that takes into account the changing housing landscape. PY43 is year 3 of the new 5-year plan.

Fair Rent Process

The Fair Rent Commission receives complaints, inquiries, and other communication regarding charges of excessive rent or dangerous conditions in housing accommodations within the Town. The Fair Rent Commission can conduct hearings on complaints or requests for investigations submitted to it by aggrieved persons. If, after a hearing, the Fair Rent Commission determines rent for a housing accommodation is excessive or "unconscionable", it can order a reduction of excessive rent to an amount that is "fair and equitable", or make other such orders as authorized.

Residential Rehabilitation Program

Over the program year, 6 households received residential rehabilitation assistance. This program

improved owner-occupied properties for residents of low- to moderate-income, and increased the number of safe, decent housing units available to Hamden residents. The Residential Rehabilitation program increases the affordable housing stock and increases the number of affordable housing units available to rent.

Hamden Homeownership Initiative & Homebuyer/Homeowner Training

This program assists income-eligible citizens to purchase their first home in Hamden. The Town requires Pre-Purchase Homeownership Training and in-office Homebuyer Counseling as a part of the Downpayment Assistance Program. Training was offered in partnership with the New Haven Homeownership Center and Neighborhood Housing Services. This is an important component of the overall program because it trains new homebuyers on anti-discrimination laws in homebuying and mortgage lending, how to fix their credit, how to understand what homes they can afford, the importance of identifying lead hazards (particularly for families with young children), and what applicants can expect at closing.

Sixty-nine (69) households participated in the First-Time Homeownership Education Program funded with CDBG. Two (2) households received Downpayment Assistance over the program year. The Town will be reviewing the Downpayment Assistance Program to consider changing the terms of the loans, which are attached as liens on the property, to forgivable loans or grants to increase program interest.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Town of Hamden's Office of Housing & Neighborhood Development, a division of the Town of Hamden Department of Economic and Community Development is the lead local agency charged with administering the Town's Community Development Block Grant (CDBG) allocation.

The Office employs a Community Development Program Manager, who is responsible for the coordination, oversight and general monitoring of all program activities.

The Office of Housing and Neighborhood Development staff keeps detailed records and requires careful documentation for each program, especially with regard to low- to moderate-income status.

Procurement: All financial and purchasing transactions are conducted through the Town of Hamden Finance and Purchasing Departments. The Office of Housing and Neighborhood Development follows the Town's purchasing procedures, and in doing so, complies with 24 CFR 85.36.

In instances where HUD regulations present additional purchasing requirements, the Office of Housing and Neighborhood Development requests such from the Purchasing Department. All purchase orders utilized to conduct program activities are signed by the Office of Housing and Neighborhood Development's Community Development Program Manager, the Purchasing Agent, the Finance Director and the Mayor. These layers of oversight ensure compliance with municipal fiscal and purchasing policies. All financial transactions are also subject to the annual audit of the Town's municipal finances.

The Community Development Program Manager reviews reports submitted by Public Service Agencies to ensure proper documentation of expenditures. Additionally, agencies are provided availability electronically to OMB Circular A-122 to review allowable cost principles.

Additional Oversight: The Community Development Advisory Commission (CDAC), made up of resident volunteers, works in cooperation with the Office of Housing and Neighborhood Development to ensure the success of the program and to provide citizen oversight. The group assists the Office of Housing and Neighborhood Development by identifying needs, advising on program guidelines, ensuring compliance with HUD regulations and overseeing activities funded by the CDBG program. They also review applications, and interview all applicants seeking Public Service Agency funding. As a Commission, they then make recommendations on which agencies to fund and how much they should be funded.

The CDAC reviews and approves the budget contained in the Annual Action Plan prior to its submission to the Hamden Legislative Council and the U.S. Department of Housing and Urban Development. The CDAC has nine (9) citizen members of mixed political affiliation, who are appointed by the Mayor and

approved by the Legislative Council.

The CDAC meets monthly with the Community Development Program Manager and the public to conduct their business, and also meet regularly in smaller sub-committees to work on specific duties.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Town advertised the availability of the Draft Consolidated Annual Performance and Evaluation Report (CAPER) on 9/12/2018. The comment period closed 9/27/2018. The Draft document was published on the Town website at http://www.hamden-ct.com/Content/HUD_Information_and_Reports.asp

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes were made.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Attachment
Public Notice

Attachments

IDIS Reports

PR03, PR06, PR10, PR23