

## 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 in the Community Development Block Grant (CDBG) program, which is administered by the U.S. Department of Housing and Urban Development. 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 42 (2016-2017) was \$388,097.

The total amount that the Town expended during Program Year 42, as indicated in the Integrated Disbursement and Information System (IDIS) reports included, was \$447,818.62, which includes the expenditures of funds carried over from prior years. There was no program income. The Town maintains its commitment to providing assistance to its residents and communities in a timely and efficient manner. All activities undertaken during Program Year 42 addressed needs and goals established in the 2015-2019 Consolidated Plan and 18.14% 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 funds for a consulting firm Milone and McBroom, Inc. to assist in the creation of the Annual Action Plan for FY 2016. The Town of Hamden has now hired a full-time Community Development Manager to provide direct programmatic assistance to local residents. The Town expended funds for specific IDIS activities, emphasizing the completion of activities identified in the 2015-2019 Consolidated Plan.

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 programs; provided support for first time homeownership through its Downpayment Assistance Program; supported the provision of shelter for homeless individuals; provided public service programming including education, daycare, health, nutrition and enrichment activity to numerous individuals and households; and upgraded community infrastructure and facilities in the target area.

In evaluating its accomplishments during Program Year 42, the Town 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 continued to aggressively pursue rehabilitation opportunities while maintaining strict adherence to both the letter and the spirit of the regulation. Additionally with the new lead regulations enacted by the Environmental Protection Agency in Spring of 2010, DECDNR has worked with residents and contractors to ensure proper compliance and licensing for lead-safe work in residential rehabilitation projects and first-time homebuyer acquisitions.

During Program Year 42, 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.

**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	0	0.00%	1	1	100.00%
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%	9063	11,898	131%
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	0	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	0	0.00%
Emergency Shelter Assistance/Supportive Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	200	0	0.00%	14	0	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	0	0.00%
Improve and Increase Housing Supply	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		12	5	41.6%
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%	8	8	100.00%

Infrastructure and Facility Improvements	Non-Housing Community Development	CDBG: \$	Other	Other	20	0	0.00%	2	0	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: Single Family Rehab including emergency roof repairs, furnaces and fuel assistance, lead paint-code violation correction, accessibility improvements, and energy upgrades to income qualified homeowners in the target area. Four (4) housing units received rehabilitation assistance over the 2016-2017 Program Year.

Multi-Family Rehabilitation: Funds were used for roof repairs in the target area.

Residential Rehab – Hamden Housing Authority: Funds were used for ADA improvements at Hamden Housing Authority.

Downpayment Assistance – First-Time Homebuyer: Provide funds for down-payment assistance and/or reasonable closing cost matching funds. Seven (7) households received Downpayment Assistance over the program year.

Public Facility and Infrastructure Improvements: Funds were used for streetscape improvements in the target area. Activity occurred on Dixwell Avenue, Alling Street, and Morse Street.

Fair Rent/Housing: Fair Housing Activities including informal/formal complaints, workshops, salary, etc. Funds were used for annual dues to the Fair Housing Association.

General Administration: Salary drawn for CD staffing needs and legal notice fees.

Hamden Community Services: Funds were used to provide staff support for the local Food Bank.

Hamden Youth Services: Youth Service Dept funds to be used to increase daycare students opportunity for enrichment programming.

Columbus House: Provide Counseling and Beds at Columbus House Homeless Shelter.

BH Care, Birmingham Group: Provided training at Hamden High School and provided domestic violence services.

Partnerships Center for Adult Daycare: Funds were used to support the provision of adult daycare and nutrition assistance.

Arts for Learning: Provide cultural events for low-mod income families at the Keefe Community Center.

Overall the Town of Hamden achieved its goals and priorities for the 2016-2017 Program Year. Staffing changes in the CD program affected program delivery during the majority of the program year. Staffing needs have been addressed for the upcoming program year to ensure effective CD program implementation.

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## 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	3,674
Black or African American	2,882
Asian	237
American Indian or American Native	11
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	9,955
Hispanic	1,604
Not Hispanic	8,351

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

### Narrative

Note: 1,547 individuals served identified their race/ethnicity as “Other” and are not included in the table above.

Of the individuals assisted with CDBG funds, roughly 36.9% were White, 28.9% Black or African American, 2.3% Asian, and 0.1% American Indian or American Native. Roughly 36.9% of the individuals assisted with CDBG funds were Hispanic/Latino.

## 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	388,097	\$447,818.62

Table 3 - Resources Made Available

### Narrative

Hamden's greatest obstacle to meeting its community development needs is limited financial resources. The leveraging of other community resources is critical to providing the variety of services demanded by the residents of Hamden. In addition, DECDNR 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			
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, downpayment assistance, and environmental assessment assistance to income-eligible residents residing in Census Tracts 1655, 1656, and portions of the State Street Revitalization Zone (Census Tract 1651- Block Groups 3 and 4). Emergency housing assistance is offered on a town-wide basis as long as applicants meet HUD determined income guidelines. Access to the Fair Rent and Fair Housing Officer, and Housing Code Enforcement is offered to all Town residents.

## 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 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, 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, 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 as a result of the Consent Order that remediated contaminated soil and

purchased and demolished homes that were damaged as a result of the contamination settling. 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.

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## 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
<b>Total</b>	<b>0</b>	<b>0</b>

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	3	5
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

Table 6 – Number of Households Supported

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

DECDNR exceeded the annual goal for number of households supported through the rehab of existing units by two units. DECDNR 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 DECDNR 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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	2,426	0
Low-income	670	0
Moderate-income	8,802	0
<b>Total</b>	<b>11,898</b>	<b>0</b>

**Table 7 – Number of Households Served**

### **Narrative Information**

Many of the low-moderate income individuals served are reached through DECDNR's numerous public service programs for seniors, youth, and special needs populations.

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## **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 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 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 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 DECDNR 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.

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## **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:

A focus area that the Town is working on 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 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 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. DECDNR 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:

DECDNR 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, DECDNR 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.

## **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 DECDNR,

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 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 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 skill 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.

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. 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, DECDNR 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, Office of Planning and Zoning, 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.

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 DECDNR, 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 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.

DECDNR 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 Economic and Community Development Department, 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 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, DECDNR is working with the CT Fair Housing Center to provide workshops at the Keefe Community Center for tenants and landlords.

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. PY42 is year 2 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

This program has improved 5 owner rehab projects for residents of low- to moderate-income, increasing 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. In addition, the Town required 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 in that 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. Seven (7) households received Downpayment Assistance over the program year.

## **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 (DECDNR), 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.

DECDNR staff keeps detailed records and requires careful documentation for each of programs, 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. DECDNR 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, DECDNR requests such from the Purchasing Department. All purchase orders utilized to conduct program activities are signed by the DECDNR 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 reviewed reports submitted by the 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, work in cooperation with the DECDNR to ensure the success of the program and to provide citizen oversight. The group assists the DECDNR 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 **9/14/2016**. **The comment period closed 9/30/2016.**

**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.**