



HAMDEN

CONNECTICUT

2026 Annual Action Plan

Table of Contents

Executive Summary.....	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies – 91.200(b).....	8
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	9
AP-12 Participation – 91.105, 91.200(c)	15
Expected Resources	18
AP-15 Expected Resources – 91.220(c)(1,2)	18
Annual Goals and Objectives	21
Projects	23
AP-35 Projects – 91.220(d)	23
AP-38 Project Summary	24
AP-50 Geographic Distribution – 91.220(f).....	30
Affordable Housing	34
AP-55 Affordable Housing – 91.220(g)	34
AP-60 Public Housing – 91.220(h).....	35
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	36
AP-75 Barriers to affordable housing – 91.220(j)	38
AP-85 Other Actions – 91.220(k)	41
Program Specific Requirements.....	45

Executive Summary

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

1. Introduction

The Annual Action Plan serves as a planning document, an application for federal funding from the U.S. Department of Housing and Urban Development (HUD) and outlines the activities to be undertaken to meeting the housing and community development priority needs identified in the 2025-2029 Consolidated Plan. This PY 52 Annual Action Plan is the second year of the 5-year planning period and describes activities that align with the goals and objectives to primarily benefit low- and moderate-income individuals and families. The period of performance of PY 52 is July 1, 2026 through June 30, 2027.

The Town of Hamden is an entitlement community and receives an annual allocation of Community Development Block Grant funds from HUD based upon a formula which factors in population size, age and condition of the existing housing supply, and the number of persons living in poverty.

The Town of Hamden, Connecticut, is pleased to present its Program Year (PY) 52 Annual Action Plan, outlines the activities to be undertaken to meet the goals and objectives of the 2025-2029 Consolidated Plan. These funds will be utilized to address a variety of local needs, with the goal of enhancing the quality of life for its residents, particularly those who are low- to moderate-income.

This strategic plan identified the housing, community development, and economic development priorities for the next five years. It provides a comprehensive assessment of the community's needs, outlines specific goals and strategies to address those needs, and establishes a coordinated plan for the use of CDBG funds. The Town of Hamden is committed to fostering an inclusive, equitable, vibrant community where all residents have access to safe housing, opportunities for economic advancement, and improved public infrastructure.

Through this plan, Hamden will continue its focus on enhancing community services, revitalizing neighborhoods, improving affordable housing, and expanding opportunities for economic development. By aligning the funding priorities with the needs of the community and collaborating with local stakeholders, the Town aims to create lasting positive change and ensure that the benefits of development are shared by all Hamden residents.

This document represents a collaborative effort that includes input from residents. It is designed to be a living document, adaptable to evolving needs and priorities, ensuring that Hamden remains a thriving and resilient community for years to come.

Hamden will receive \$458,638 in CDBG funds will be made available by HUD for PY 52, which covers the period July 1, 2026 through June 30, 2027:

2. Summarize the objectives and outcomes identified in the Plan

The Town of Hamden identified the priority housing and community development needs to be addressed through extensive outreach and stakeholder consultation in the development of the goals and objectives of the 2025-2029 Five-Year Consolidated Plan period. The 2025-2029 Consolidated Plan began on July 1, 2025 and continues through June 30, 2029. The priority needs identified are listed below:

- Increase Access to Affordable Housing
- Increase Access to Public Services
- Increase Access to Public Facilities/Infrastructure
- Economic Development/Community Revitalization
- Program Administration

Proposed activities to be implemented in PY 52 will meet these priority needs to achieve the objectives to increase availability/accessibility, affordability, and sustainability to improve the quality of life for low- and moderate-income persons in the Town of Hamden.

3. Evaluation of past performance

The following evaluation of past performance is from Program Year 50 (July 1, 2024 through June 30, 2025) Consolidated Annual Performance and Evaluation Report (CAPER). The accomplishments that follow are those achieved through the expenditure of CDBG funds.

Hamden CDBG Public Service Agency Accomplishments for PY 50 include:

- Literacy Volunteers of Greater New Haven provided free tutoring to 27 Hamden residents, which provided in person ESOL and basic literacy (reading, math, and job preparation) skills.
- Hamden CERT- Emergency and Safety Supplies- provided funding for fire safety equipment for first responders and civilians. Hamden Rovers- Scholarships for a summer soccer camp was provided to benefit 60 low-income kids aged 5-18.
- Abundant Harvest- Empower Hamden Youth Initiatives - Introduced a virtual component

to the program, which significantly increased accessibility for families and allowed for greater flexibility in participation. Implemented a peer-to-peer training model, provided stipends to train youth leaders to support and train their peers. This approach not only promoted youth leadership and engagement but also fostered a more relatable and sustainable learning environment for 43 youths.

- Clelian Center-Enrichment Programs for Senior Citizens – provides enrichment activities throughout the year for 62 senior citizens.
- Arts for Learning-Arts Across Hamden: Creative, Inspired Cultural Learning – workshops for children at daycares, elementary schools, and middle schools. Activity benefited 1,116 youth and children.
- Interfaith Volunteer Caregivers of Greater NH-Neighbors Helping Neighbors - Completed prep work for Neighbors in Action supported Hamden Seniors: 60 food recipients, 34 incontinence supply recipients, 57 loans of durable medical equipment and 23 rider clients for medical appts. (173 rides). Volunteer Tutoring. Outreach efforts to local seniors including community event participation, check-in calls, survey data collection, and registration support
- NH HomeOwnership Center-Financial Literacy to Achieve Sustainable Homeownership in NH - Classes included: Home Buyer Education, Landlord Training, and a Money Management Boot Camp. Other services included: group and individualized budget and credit coaching as well as various strategies to reduce debt. This activity benefited 64 individuals.

The Hamden CDBG-CV funds disbursed in PY 50 continued to assist the following:

- Hamden Community Services was provided funds to replace a service vehicle used for large scale mobile pantry food distribution and elderly meal deliveries to benefit 1,000 persons.
- PLACE Trolley on the Go utilized funds to complete improvements to their outreach vehicle to facilitate outdoor performances to benefit 500 persons.
- The Clifford Beers Community Trauma Initiative provided care coordination and case management for 136 low- and moderate-income persons that experienced trauma because of COVID-19 related violence or other health/social issues having an impact on their daily quality of life.
- The Heating Oil Assistance program provided fuel assistance to individuals impacted by COVID-19, and activities are underway and will continue into the subsequent program year.
- Hamden CERT purchased an enclosed trailer to transport items needed for any

Emergency Point of Distribution (POD).

- Funds will be used to cover program expenses related to Hamden Town Library's Digital Navigator and Broad Band Access program. Through this initiative the library deploys staff to work with residents to teach them digital literacy, connect them to local ISP providers at discounted rates, and when available and feasible provide hot spots, tablets, and Chromebook to residents to provide internet access.
- Nutrition Solutions provided food packages to be delivered to elderly adults.
- Include Partnership for Adult Day Care (Expenditures for activity #1950 were not made in FY 2025)
- A Food Pantry services activity supported equipment and software improvements to facilitate distribution to the community.

Additionally, the Town of Hamden is utilizing CDBG funds for activities to meet the affordable housing needs of residents, including a homebuyer assistance program funded with prior year resources, and continues to serve low- and moderate-income homeowners with necessary repairs to increase the habitability of their homes. Activities for these programs are currently underway.

4. Summary of Citizen Participation Process and consultation process

The PY 52 Annual Action Plan was developed in accordance with the approved Citizen Participation Plan. Outreach to citizens was conducted through public advertisements, public hearings, a 30-day public comment period, and community meeting. A complete summary of Citizen Participation, including comments, is included in the Citizens Participation Appendix attached to this plan.

5. Summary of public comments

A summary of public comments will be included in the appendix with the submission of the plan to HUD.

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

All comments received will be considered in the development of the PY 52 Annual Action Plan.

7. Summary

This plan outlines the goals of the Town of Hamden for use of CDBG program funds. Following extensive outreach and public input, the PY 52 Annual Action Plan clearly outline programs and activities that will address the identified needs. Despite the number of needs identified by

stakeholders and the public, the Town's CDBG programs have limited funding. This document outlines how the CDBG funds will be utilized to meet the goals and objectives to address the priority needs identified in this plan.

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
CDBG Administrator	Hamden	Department of Economic and Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The Town of Hamden is a federal entitlement community and is responsible for the development of the Annual Action Plan. The Department of Economic and Community Development is responsible for the administration of the grant program.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The Town of Hamden developed an outreach effort to maximize input from a large cross-section of stakeholders. The outreach effort included public meetings, stakeholder meetings, published meeting notices, and a web survey conducted in both English and Spanish.

Cross sectoral housing, social service agencies, and other organizations serving the Town of Hamden and surrounding areas were consulted during the development of the 2025-2029 Consolidated Plan to engage interested persons through a series of stakeholder meetings. Participation by stakeholders were essential to defining the priority needs and outline how best to allocate CDBG resources. Participants included affordable housing providers, neighborhood organizations, homeless and social service providers, and Town staff members.

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(l))

Hamden actively consulted with a variety of non-profits, social service providers, community residents, and governmental agencies to determine the needs of the Town and better allocate entitlement resources. Focus group meetings were held during the development of the 5-Year Consolidated Plan and included sessions with affordable/special needs housing and service providers, homeless service agencies, economic development officials, elected officials, and health and human service providers. Interested stakeholders were encouraged to participate in the development of the PY 52 Annual Action Plan at advertised public hearings and during the 30-day public comment period. The public hearing was advertised on the Town’s social media and website, as well as printed in the newspaper in accordance with the Town’s approved Citizen Participation Plan.

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.

The Town of Hamden does not have an emergency shelter within the jurisdiction; however, a warm shelter is provided during the winter months. The Town operates a temporary overnight warming center during the winter months to provide refuge for persons experiencing homelessness. The warming center is not a shelter because no beds are provided but serves as a safe place indoors as protection to the harsh weather conditions. The warming center is

operated in partnership with the United Way Community Assistance Network, is open between January through the end of March, and is in the Keefe Community Center.

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 receive Emergency Solutions Grant (ESG) funding.

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

1	Agency/Group/Organization	HAMDEN HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The consultation was completed through the PHA executive and staff participation in a stakeholder session.
2	Agency/Group/Organization	HAMDEN YOUTH SERVICES
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Hamden Youth Services staff participated in stakeholder sessions.
3	Agency/Group/Organization	Hamden Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder session.

4	Agency/Group/Organization	Hamden CERT
	Agency/Group/Organization Type	Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder session.
5	Agency/Group/Organization	Congregations Organized for a New Connecticut
	Agency/Group/Organization Type	Services - Housing Regional organization Faith Based Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder session.
6	Agency/Group/Organization	HAMDEN PUBLIC LIBRARY/ ACES
	Agency/Group/Organization Type	Services-Education Services-Employment Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Representative of the Public Library participated in stakeholder session.
7	Agency/Group/Organization	HAMDEN COMMUNITY SERVICES
	Agency/Group/Organization Type	Services - Housing Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Services staff participated in the stakeholder sessions conducted for needs assessment and market analysis.
8	Agency/Group/Organization	Hamden Planning and Zoning Department
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Planning and Zoning Department staff attended and participated in stakeholder session to discuss community needs.
9	Agency/Group/Organization	Hamden Building Department
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Building Official and staff attended and participated in stakeholder session to provide information on housing needs.
10	Agency/Group/Organization	Department of Economic and Community Development
	Agency/Group/Organization Type	Services-Employment Grantee Department
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Economic and Community Development staff attended and participated in stakeholder session for input on needs assessment and market analysis.</p>
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Table 2 – Agencies, groups, organizations who participated

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

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	CT Balance of State CoC	Homeless Strategy
Affordable Housing Plan	Town of Hamden	Affordable Housing
2023 SCRCOG Hazard Mitigation Plan	Sough Central Regional Council of Governments	Resilience Planning
Food Hardship in Hamden	United Way of Greater New Haven	Public Services

Table 3 – Other local / regional / federal planning efforts

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

Public Needs Hearing – A public needs hearing was held on October 1, 2025, at 6:00 PM at the Keefe Community Center. The purpose of this hearing was to educate residents and organizations about the CDBG programs and obtain input on housing and community development needs. The public was notified of the hearing through an advertisement in a newspaper for general circulation, in accordance with the Citizen Participation Plan. A total of nine (9) members of the public were in attendance at this first public hearing and comments received were considered in the development of the plan.

30-Day Plan Public Comment Period – A draft of the PY 52 Annual Action Plan for FY 2026 will be placed on display for 30 days beginning on January 27, 2026, and ending on February 27, 2026.

Public Hearing – The Town held a public hearing on February 25, 2026, during the 30-day public comment period to solicit comments on the planned activities to be implemented using PY 52 CDBG funds. A total of nine (9) members of the public were in attendance at this public hearing and comments received were considered in the development of the plan.

CDAC Meetings- Citizens are welcome to attend and participate in monthly Community Development Advisory Commission (CDAC) meetings. The CDAC primarily address CDBG funding planning, project selection, and report on progress of projects underway. The CDBG meetings are open and accessible to the public. There were no public comments received throughout the 2026 planning process.

Community Input Meeting - March 18, 2026

To increase citizen outreach, an additional community meeting was held on March 18, 2026, with extensive marketing of the meeting including social media posts across multiple platforms, flyers announcing the meeting placed in prominent locations at the Town Center and Keefe Center, and posting to the Town website and event calendar. There were nineteen (19) members of the community present at the March 18, 2026 meeting. A summary of public comments received will be included with the submission of the plan to HUD.

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- The Advisor, September 16, 2025	Non- targeted/broad community	Advertisement to announce public needs hearing scheduled for October 1, 2025.	N/A	N/A	
2	Public Hearing	Non- targeted/broad community	Public needs hearing held October 1, 2025. Nine members of the public attended.	A summary of comments are included in the unique appendix	All comments were accepted.	
3	Newspaper Ad The Advisor January 26, 2026	Non- targeted/broad community	Advertisement for availability of 2026 Plan for review and comment	N/A	N/A	
4	Public Comment Period	Non- targeted/broad community	30-day public comment period January 27, 2026- February 27, 2026	A summary of comments are included in the unique appendix	All comments were accepted.	
5	Public Hearing	Non- targeted/broad community	Public hearing February 25, 2026. Nine Members of the public attended.	A summary of comments will be included in unique appendix	All comments were accepted.	
6	Community Meeting	Non- targeted/broad community	Community Meeting- 19 members of the public attended	A summary of comments will be included in unique appendix	All comments were accepted.	
7	Extended Comment Period	Non- targeted/broad community	Public comment period was extended through March 27, 2026	A summary of comments will be included in unique appendix	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Town of Hamden uses multiple 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 Plan is the Community Development Block Grant (CDBG) Program. The Town is estimating the amount of HUD funds to be available over the five year period from 2025 through 2029.

The anticipated resources for the PY 52 Annual Action Plan is \$458,638 in CDBG funds. Ten activities were determined to meet overall Township needs and local and national objectives in addition to administration. All funds (100%) will be used for activities that benefit low/moderate income persons.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				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	\$458,638	0.00	0.00	\$458,638	\$1,375,914	CDBG funding estimated at \$458,638 for remaining 3 years of the Consolidated Plan

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 (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.

Capital For Change

Capital for Change (C4C) is the largest full-service Community Development Financial Institution (CDFI) in Connecticut and offers a variety of housing rehabilitation and energy efficiency loans for income eligible applicants. C4C 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.

Opportunity Zones

In the south of Hamden there is one federally designated Opportunity Zone. Opportunity Zones are economically distressed areas where new investments, under certain conditions, may be eligible for preferential tax treatment. Partnering with the private sector to take advantage of this incentive will be needed to guide the economic development of this area.

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. Building on previous efforts to identify publicly owned land suitable for development to further the goals and objectives of the strategic plan, the Town Department of Economic and Community Development, in coordination with the Planning and Zoning Department, actively reviews properties owned by the Town of Hamden that could be developed for affordable housing or other public improvements that address the priority needs identified in the 2025-2029 Consolidated Plan. This effort to identify and use publicly owned property or land to meet the housing and community development needs of the Town will be continued throughout this strategy period.

Discussion

See narrative 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 Access to Quality Affordable Housing	2026	2027	Affordable Housing	CENSUS TRACT 1655, 1656, AND 1651 Town of Hamden General Benefit Area	Increase Access to Affordable Housing	CDBG: \$198,911	Homeowner Housing Rehabilitated: 10 Household Housing Units
3	Public Services	2026	2027	Homeless Non-Homeless Special Needs	CENSUS TRACT 1655, 1656, AND 1651 Town of Hamden General Benefit Area	Increase Access to Public Services	CDBG: \$68,000	Public service activities other than Low/Moderate Income Housing Benefit: 294 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities/Infrastructure	2026	2027	Non-Housing Community Development	CENSUS TRACT 1655, 1656, AND 1651 Town of Hamden General Benefit Area	Improve Access to Public Facilities/Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
5	Program Administration	2026	2027	Planning and Administration	Town of Hamden General Benefit Area	Program Administration	CDBG: \$91,727	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Access to Quality Affordable Housing
	Goal Description	Maintain the existing affordable housing stock through housing rehabilitation of owner-occupied housing units
2	Goal Name	Public Services
	Goal Description	Create a suitable living environment by increasing the availability of public services to low- and moderate-income persons through funding programs that lift individuals out of poverty.
3	Goal Name	Public Facilities/Infrastructure
	Goal Description	Create a suitable living environment by addressing essential public facility and infrastructure improvements.
4	Goal Name	Program Administration
	Goal Description	The Town will provide effective and efficient program management and oversight.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Town of Hamden will undertake various projects during the 2026 program year to focus on maintaining naturally occurring affordable housing and creating a suitable living environment for residents. The Town will utilize their HUD CDBG allocations to carry out activities intended to address priority needs in the community and ensure the greatest impact for low- and moderate-income beneficiaries.

Projects

#	Project Name
1	Small Home Repair Program
2	Reachout Inc
3	The Children’s Center of Hamden
4	Fixing Fathers
5	Abundant Harvest
6	Partnership Adult Day Care
7	She can Edit
8	Monitor My Health
9	Legacy Development Services
10	Public Facilities/Infrastructure Improvements
11	2026 CDBG Administration

Table 7 - Project Information

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

Allocation priorities are assigned based on priorities of goals established in the strategic plan. The obstacles to address needs are limitations in funding and capacity to implement programs without increasing existing staff.

AP-38 Project Summary

Project Summary Information

1	Project Name	Small Home Repair Program
	Target Area	Town of Hamden General Benefit Area
	Goals Supported	Increase Access to Quality Affordable Housing
	Needs Addressed	Increase Access to Affordable Housing
	Funding	CDBG: \$198,911
	Description	Provision of funds to complete repairs to owner-occupied housing units.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 low- or moderate-income households will be provided with housing rehabilitation assistance.
	Location Description	Town of Hamden
	Planned Activities	The small repair program will provide funding to complete repairs for income-eligible households that own their home.
	Location Description	CDBG Target areas and the General Benefit Area of the Town of Hamden
2	Project Name	Reachout Inc
	Target Area	Town of Hamden General Benefit Area
	Goals Supported	Public Services
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$10,600
	Description	Provision of funds for public services provided by the Town of Hamden for youth services.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 low- and moderate-income persons will benefit from public services programs.

	Location Description	CDBG target areas and the Town of Hamden General Benefit Area.
	Planned Activities	Internal departments and non-profit partners will provide services to benefit low- and moderate-income residents, and persons experiencing homelessness.
3	Project Name	The Children’s Center of Hamden
	Target Area	Town of Hamden General Benefit Area
	Goals Supported	Public Services
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$10,600
	Description	Provision of funds for public services provided by the Town of Hamden for youth services.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 low- and moderate-income persons will benefit from public services programs.
	Location Description	CDBG target areas and the Town of Hamden General Benefit Area.
	Planned Activities	Provision of funds to support youth programs.
4	Project Name	Fixing Fathers
	Target Area	Town of Hamden General Benefit Area
	Goals Supported	Public Services
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$5,000
	Description	Provision of funds for public services provided by a non-profit organization for supportive services to low- and moderate-income families.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 low- and moderate-income persons will benefit from public services programs.

	Location Description	CDBG target areas and the Town of Hamden General Benefit Area.
	Planned Activities	A non-profit partner will provide services to benefit low- and moderate-income families.
5	Project Name	Abundant Harvest
	Target Area	Town of Hamden General Benefit Area
	Goals Supported	Public Services
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$5,000
	Description	Provision of funds for public services provided by a non-profit organization for supportive services to low- and moderate-income families.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 low- and moderate-income persons will benefit from public services programs.
	Location Description	CDBG target areas and the Town of Hamden General Benefit Area.
	Planned Activities	A non-profit partner agency will provide services to benefit low- and moderate-income residents.
6	Project Name	Partnership Adult Day Care
	Target Area	Town of Hamden General Benefit Area
	Goals Supported	Public Services
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$5,000
	Description	Provision of funds for public services provided by a non-profit organization to provide adult day services to elderly persons.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 20 low- and moderate-income persons will benefit from public services programs.
	Location Description	CDBG target areas and the Town of Hamden General Benefit Area.
	Planned Activities	A non-profit partner will provide services to elderly persons.
7	Project Name	She Can Edit
	Target Area	Town of Hamden General Benefit Area
	Goals Supported	Public Services
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$10,600
	Description	Provision of funds for public services to provide education programs to low- and moderate-income persons.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 24 low- and moderate-income persons will benefit from public services programs.
	Location Description	CDBG target areas and the Town of Hamden General Benefit Area.
	Planned Activities	A non-profit partner will provide education programs to low- and moderate-income persons.
8	Project Name	Monitor My Health
	Target Area	Town of Hamden General Benefit Area
	Goals Supported	Public Services
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$10,600
	Description	Provision of funds for public services provided by the Town of Hamden, non-profit organizations, and supportive service providers to serve the homeless, elderly, youth, disabled, and other special needs populations.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 200 low- and moderate-income persons will benefit
	Location Description	CDBG target areas and the Town of Hamden General Benefit Area.
	Planned Activities	A non-profit partner will provide health services to low- and moderate-income persons.
9	Project Name	Legacy Development Services
	Target Area	Town of Hamden General Benefit Area
	Goals Supported	Public Services
	Needs Addressed	Increase Access to Public Services
	Funding	CDBG: \$10,600
	Description	Provision of funds for public services to low- and moderate-income persons.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 low- and moderate-income persons will benefit from public services programs.
	Location Description	CDBG target areas and the Town of Hamden General Benefit Area.
Planned Activities	Non-profit partner agencies will provide services to persons with developmental disabilities.	
10	Project Name	Public Facilities/Infrastructure Improvements
	Target Area	Census Tract 1655, 1656, and 1651
	Goals Supported	Public Facilities/Infrastructure
	Needs Addressed	Improve Access to Public Facilities/Infrastructure
	Funding	CDBG: \$100,000
	Description	Improvements to sidewalks, and other public infrastructure, or public facilities within the CDBG eligible areas.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 500 low- and moderate-income persons will be provided with improved access to public facilities.
	Location Description	CDBG Target areas
	Planned Activities	Improvements to the public facilities and infrastructure in the 1655, 1656, and 1651, including but not limited to the Keefe Community Center, Brundage Library, Farmington Canal Heritage Trail, and Fire Station.
11	Project Name	2026 CDBG Administration
	Target Area	Town of Hamden General Benefit Area
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$91,727
	Description	Provision of funds for the planning and administration of CDBG programs.
	Target Date	06/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Town of Hamden
Planned Activities	Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Annual Action Plan and CAPER.	

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

The Town of Hamden designated “Target Areas” for specific programs and the available data continues to support the following Census Tracts as being targeted for CDBG funding. Census Tract 1655, known as the Highwood neighborhood, will remain as the primary target area for CDBG activities. Target Area focus will also occur in the Hamden Plains neighborhood (Census Tract 1656), and the Lower State Street Area also known as the State Street Neighborhood Revitalization Zone (NRZ)(Census Tract 1651, Block Group #4).

In addition, “Town of Hamden General Benefit Area” activities, such as public facility improvements, infrastructure improvements, and the Commercial Corridor Rehabilitation Program where the CDBG national objective will be met using the low- and moderate-income area benefit (LMA) will now be eligible for other low/mod Census Block Groups. Eligible Block Groups are those located in the Town of Hamden and available data indicates at least 51% of residents are low- and moderate-income according to HUD’s most recently published data using the U.S. Census American Community Survey (ACS) estimates. The LMISD map- Figure 1 and accompanying table provides the location of all eligible CDBG areas according to HUD.

Public Facilities/Infrastructure Improvement- CDBG Target Areas:

Qualifying Target Areas – Projects will be prioritized for the Target Area including CT 1655, 1656, and 1651.

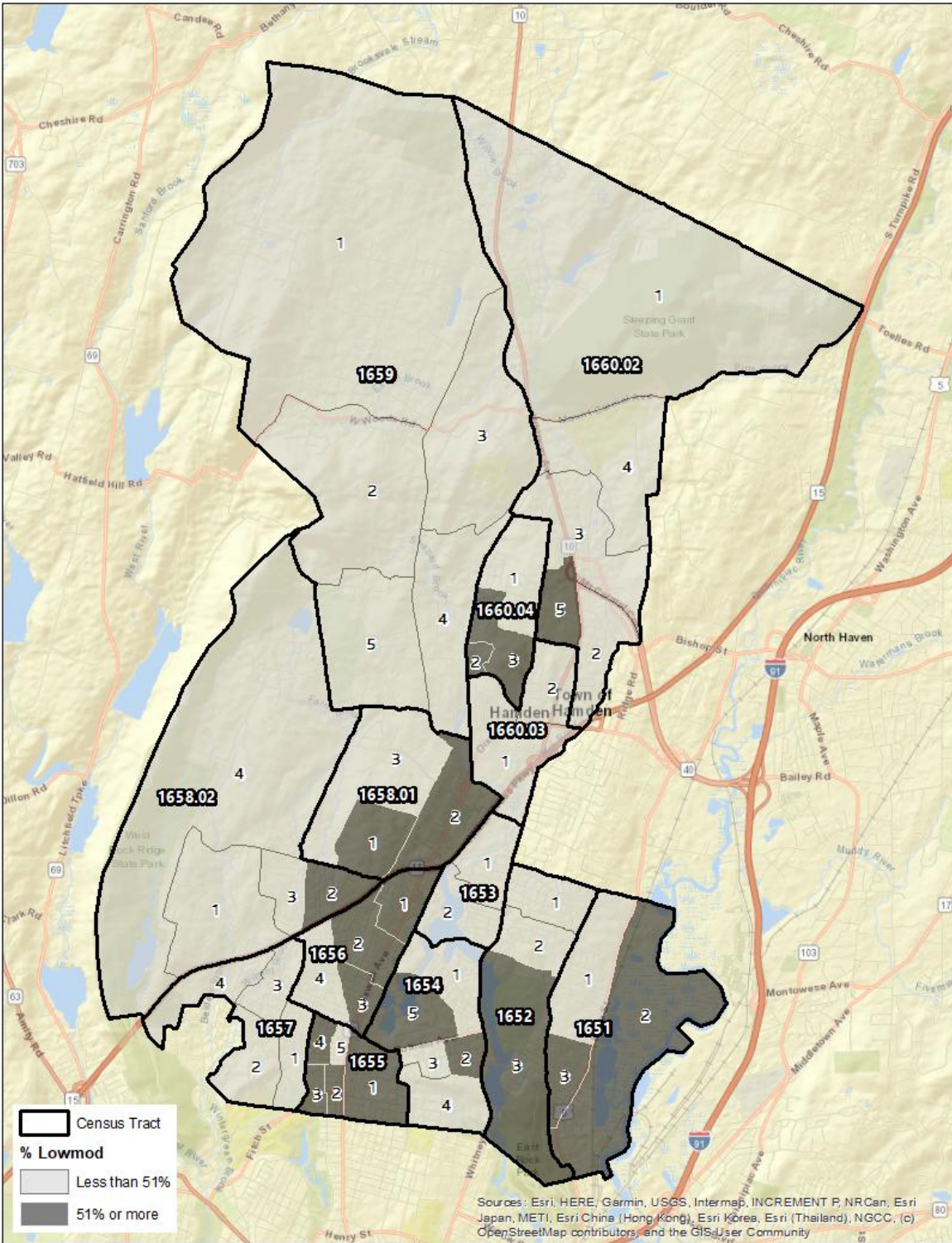
Residential Rehabilitation- No Geographic Distribution

The Residential Rehabilitation Program is available to all income eligible homeowners that occupy the home as their primary residence. There are no geographical restrictions to serving Town residents requiring housing assistance for this program.

Public Services- No Geographic Distribution

Public services are available to all income eligible residents within the Town of Hamden, as long as other program specific eligibility requirements have been met.

Figure 1- Town of Hamden LMISD Map



Source: HUD LMISD for 2016-2020

Table 4- HUD LMISD Data for Town of Hamden- Over 51% LMI

Census Tract	Block Group	LMI Persons	Population	LMI Percentage	Area
165100	2	265	490	54.10%	Edmond St & Welton St
165100	3	1,015	1,520	66.80%	
165200	3	355	645	55.00%	Davis St & Hartford Turnpike
165400	2	440	855	51.50%	Augur St, Morris St, & Leeder Hill Dr
165400	5	635	1,010	62.90%	
165500	1	1,040	1,565	66.50%	Warner St & Burke St
165500	3	440	785	56.10%	
165500	4	850	1,520	55.90%	
165600	1	675	940	71.80%	Dixwell Ave at Benham St, & Dixwell Ave at Bradley Ave
165600	2	690	1,260	54.80%	
165600	3	435	610	71.30%	
165801	1	730	1,230	59.30%	Mix Ave
165801	2	965	1,670	57.80%	
165802	2	415	595	69.70%	Circular Ave, Cherry Hill Rd
165802	4	100	1,590	6.30%	
166002	5	505	875	57.70%	Cannon St & Briarcliff Rd
166004	2	675	1,265	53.40%	Town Walk Dr & Aspenglen Dr
166004	3	1,230	2,410	51.00%	

Source: HUD LMISD for 2016-2020

Geographic Distribution

Target Area	Percentage of Funds
CENSUS TRACT 1655, 1656, AND 1651	22
Town of Hamden General Benefit Area	78

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

While the PY 52 AAP does not allocate all CDBG funds exclusively within the Town’s designated target areas, this does not reflect a reduction in priority for these neighborhoods. Over multiple program years, the Town has consistently directed a substantial share of its CDBG resources to these areas and remains committed to their continued investment and revitalization.

CDBG is designed to support a balanced approach to community development that addresses both neighborhood-specific needs and broader access to opportunity for low- and moderate-income residents. As a result, funding decisions in any given program year may include investments both within and outside of target areas to respond to evolving community needs, advance priority projects, and ensure compliance with federal requirements.

Accordingly, the PY 52 allocation represents one year within a broader, multi-year investment strategy. Targeting investments in neighborhoods with the highest concentration of income-eligible residents remains a key priority, as these investments help revitalize communities, improve housing conditions, reduce housing cost burden, eliminate blight, and enhance overall quality of life.

In PY 52, \$100,000 in CDBG funds will be invested within the designated target area, consisting of census tracts 1655, 1656, and 1651. These funds will support improvements to public facilities, including but not limited to the Keefe Community Center, Brundage Library, Farmington Canal Heritage Trail, and Fire Station, representing approximately 22 percent of the Town’s total CDBG allocation.

The remaining 78 percent of CDBG funds will support public services and the Small Home Repair Program, which are not geographically limited and are designed to benefit income-eligible residents throughout the Town. This approach ensures that the Town continues to invest in its target areas while also expanding access to critical services and resources across the broader community.

Discussion

See previous narrative.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During Program Year52, affordable housing will be supported through the CDBG programs with funding planned for housing rehabilitation.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	10
Special-Needs	0
Total	10

Table 8 - 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	10
Acquisition of Existing Units	0
Total	10

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

Discussion

The Town of Hamden will support naturally occurring affordable housing through implementation of the Small Repair Program during PY52. This program will maintain access to quality affordable housing to benefit an estimated 10 low- and moderate-income households.

The Town continues to administer a down-payment assistance to support homeownership for low- and moderate-income individuals and families using prior year CDBG funding.

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 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.

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

The Hamden Housing Authority is not designated as troubled.

Discussion

See 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. OCD has taken a larger role in preventing homelessness by working directly with tenants in risk of eviction and by streamlining processes for homeowners in serious need of emergency housing rehabilitation.

In January 2019, the Town opened the Overnight Winter Warming shelter. Healthcare outreach to homeless is provided through the Cornell Scott Hill Health Center. Both CSHHC and Columbus House Outreach and Engagement Team offer shelter intake and case management services to Hamden’s homeless. The OCD has also been meeting with Columbus House and Yale School of Architecture to identify a location for building housing for formerly homeless people.

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 Department provides referrals to regional shelters serving the needs of the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Department provides referrals to regional shelters serving the needs of the homeless.

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

The Town of Hamden does not have an emergency or transitional shelter operating within its jurisdiction, and persons experiencing homelessness encountered by the Town Community Services are referred to nearby homeless service providers that operate in the region. The Town operates assistance programs within the Community Services department and provides both essential and financial assistance programs, including fuel oil, energy assistance, and utility assistance, as well as rental assistance that may prevent a family from becoming homeless by

meeting immediate needs. Community Services also has a food and resource distribution program which provides healthy food items and operates a diaper bank for eligible families. The Town recently passed a Resolution Declaring Housing as a Human Right, which allows persons experiencing homelessness to use public space without discrimination based on housing status and eliminating any civil or criminal consequence based solely upon the inability to be stably housed. The Town will initiate a process for Homelessness Prevention and Response Housing Plan in the future that will include policies to alleviate homelessness and the housing crisis.

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, childcare 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, rental assistance, 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 OCD and providers undertake a team approach to delivering these critical services.

Discussion

See previous.

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

Introduction:

The Town of Hamden has created and implemented a Fair Housing Plan to provide formal guidelines consistent with federal affordable housing standards. The Plan is intended to be consistent with and meet the requirements and objectives of the Civil Rights Act of 1968, Title V or the National Housing Act (as amended), and all legislation related to non-discrimination in housing.

Hamden has also implemented new zoning regulations that also help to promote affordable housing. An example of these regulations includes:

- Requirement that multi-family housing developments containing 5 or more dwelling units shall set aside a minimum of 20% of the dwelling units as Affordable Housing
- Determining the maximum price for all affordable housing units
- Determining the maximum price for all affordable rental units
- Building requirements for all affordable housing units

Another potential barrier to affordable housing is the lack of convenient access to public transportation, which can directly impact the availability of homes to certain potential residents. While Hamden's diversity of residents and commercial opportunities is perhaps its greatest strength, the general limitation of public transportation to north-south corridors (specifically Dixwell Avenue, Winchester Avenue, Whitney Avenue, and State Street) serves to restrict the residential options of those without personal automobiles.

Given the average age of housing stock in Hamden (and particularly within the Community Development target areas), architectural barriers remain as an impediment to potential renters and owners. For the elderly and disabled, multistory homes as well as areas without continuous sidewalks, provide obstacles to those with physical limitations.

Another impediment is the lack of affordable housing at the regional level. The South Central Council of Governments has created an Affordable Housing Working Group, of which Hamden is a part, to create a broad-based regional initiative to address the issues of affordable housing and fair housing within the region.

Every Census tract in Hamden has seen an increase in minority population since 2000, and the Town has proactively established both a Human Rights and Human Relations Commission and a Commission on Disability Rights and Opportunities to ensure that Hamden's diversity is both celebrated and promoted. These citizen organizations, as well as Hamden's Department of Elderly Services, Department of Community Services, and New Haven Legal Assistance will continue to collaborate to ensure that Hamden residents (and potential residents) understand the law as it pertains to fair housing and have opportunities through various channels to protect their rights.

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

In addition to the Fair Housing Plan, the Town of Hamden has also implemented zoning regulations that help to promote affordable housing. Examples of these regulations include:

- Requirement that multi-family housing developments containing 5 or more dwelling units shall set aside a minimum of 20% of the dwelling units as Affordable Housing
- Determining the maximum price for all affordable housing units
- Determining the maximum price for all affordable rental units
- Building requirements for all affordable housing units

A copy of the zoning regulations is available at hamden.com. Previous regulations contained little or no specific policies regarding affordable housing. Hamden is subject to the provisions of the Connecticut Affordable Housing Act, which is intended to promote affordable housing throughout the State. The Affordable Housing Act makes it more difficult for a land use commission to deny any application in which at least 25% of the new housing units are affordable and provides a special appeals process. The Affordable Housing Act also requires that towns dedicate at least 10% of their housing stock to affordable housing.

According to the Hamden Affordable Housing Plan, adopted in June 2022, the town of Hamden only had 9.33% of its housing stock dedicated to affordable housing. To try and address this issue and increase the housing stock, the Town will work with the Housing Authority, non-profit housing developers, for-profit developers, and local community development corporations. Town support of these programs will continue to reach towards this goal, and at the same time, the Town will more actively pursue partnership and leveraging opportunities. They include, but are not limited to, the rehabilitation of existing housing stock so it can remain on the affordable housing inventory; rehabilitation of abandoned residential structures for affordable rental and/or homeownership opportunities; promotion of activities which will create affordable homeownership opportunities; and continuation of the first-time homebuyer program until existing prior year funds have been exhausted.

The Town has proactively established both a Human Rights and Human Relations Commission and a Commission on Disability Rights and Opportunities to ensure that Hamden's diversity is both celebrated and promoted, and everyone is treated with dignity and respect. These citizen organizations, as well as Hamden's Department of Elderly Services, Department of Community Services, and New Haven Legal Assistance will continue to collaborate to ensure that Hamden residents (and potential residents) understand the law as it pertains to fair housing and has

opportunities through various channels to protect their rights. These groups operate as an ad hoc Fair Housing working group for the Town, preparing, and providing information and group sessions across the Town. As demographics have shifted in Hamden, DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT will enlist the support of translators to offer more information to non-English speaking residents.

Through these channels, as well as previously mentioned actions and efforts, the Town of Hamden is affirmatively and aggressively furthering fair housing. The Town of Hamden has, and will continue to, address any external attempt to limit housing choice for Town residents and potential Town residents alike.

Discussion:

See previous.

AP-85 Other Actions – 91.220(k)

Introduction:

This section provides detail on other actions the Town of Hamden will undertake to meet the goals of the strategic plan.

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 Department of Economic and Community 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 planned to foster and maintain affordable housing

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, and Habitat for Humanity 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.

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 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 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.

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 Town of Hamden's Department of Economic and Community 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, the DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT will continue to aid with 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.

The Department of Economic and Community 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 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 related to housing issues, and Planning and Zoning approves the location of new construction and offers technical assistance to prospective developers.

The Town will continue to offer supportive services to extremely low- to moderate-income, and elderly/disabled populations, with services 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 regarding 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.

The Town of Hamden will combat the 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 submit 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.

The Department of Economic and Community Development will continue to collaborate with local social service agencies to maximize efforts directed at 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 in 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 previous.

Program Specific Requirements

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

Introduction:

The Town will utilize 100% of CDBG non-administrative funding on activities that benefit low- and moderate-income persons.

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
Total Program Income	0

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 with low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The Town does not anticipate receiving program income during PY 52 and has allocated all funds exclusive of funds required for the administration and planning of the grant, to benefit persons that are low- and moderate-income and have household incomes at or below 80% of the Area Median Income (AMI) according to HUD income limits for CDBG programs.

Hamden PY 52- Citizen Participation Table of Contents

CDBG PY 52 Annual Action Plan Timeline	Pages 2-4
Advertisements & Outreach	Pages 5- 15
Meeting Sign In Sheets	Pages 16-21
Public Hearing Presentations	Pages 22-55
Public Comments	Pages 56-95
CDBG Meeting Minutes	Pages 96-108

CDBG PY52 Annual Action Plan Timeline

Opportunities for Public Comment

Email comment to CDBG@hamden.com

In person-Keefe Community Center Representative (Wednesday-Friday)

In person staff Economic Development Department -Government Center (Monday-Friday)

Community Development Citizens Advisory Committee meets 2nd Wednesday every month at 6:30 zoom.

Legislative Council Meetings when CDBG items are on the Committee or full council agenda

Date	Activity
April 22, 2025	Legislative Council Approved 5 Year Consolidated Plan & Annual Action Plan PY51
Sept 9, 2025	The Advisor- Public Notice Town of Hamden PY52 Annual Action Plan Public Hearing Notice of Availability- Draft 2019 Annual Action Plan Substantial Amendments Notice of Public Hearing and Comment Period
Sept 9, 2025	Published hamdenedc.com
Sept 10, 2025	30 day Public Comments Period Begins for draft 2019 Annual Action Plan Substantial Amendments
Sept 16, 2025	The Advisor- Public Notice Town of Hamden 2026 Annual Action Plan Public Hearing Notice of Availability- Draft 2019 Annual Action Plan Substantial Amendments Notice of Public Hearing and Comment Period
October 1, 2025	Public Hearing PY52 Annual Action Plan Public Hearing Notice of Availability- DRAFT 2019 Annual Action Plan Substantial Amendments Notice of Public Hearing and Comment Period

October 9, 2025	Public Comment Period Ends
November 25, 2025	The Advisor Notice of Funding Availability PY 52 (July 1, 2026-Una 30, 2027) Public Service Agency Application Availability
December 2, 2025	The Advisor Notice of Funding Availability PY 52 (July 1, 2026-Una 30, 2027) Public Service Agency Application Availability
December 10, 2025	Webinar detailing eligibility and application requirements for Public Service Agency PY52
January 22, 2026	Notice of Public Hearing clocked in with Town Clerk
January 27, 2026	Public Comments Period Begins
January 27, 2026	Published Hamdenedc.com
January 27, 2026	The Advisor Notice of Availability PY52 – Draft Annual Action Plan for public Comment and Review
February 10, 2026	CDBG Community meeting for Wednesday February 25, 2026 has been communicated to the following places: Town Social Media, Instagram, Facebook, Threads, Created an event on Facebook, Hamden Patch, Hello Hamden App. Flyers were made for communication table at: Keefe Center, Town Center Web Banner was made for Hamden.com. Sent to Alexa for email distribution and addition to town Calendar.
February 11, 2026	Community Development Citizens Advisory Commission Special Meeting Public Service Agency Interviews for CDBG Funding
February 12, 2026	Community Development Citizens Advisory Commission Special Meeting Public Service Agency Interviews for CDBG Funding
February 12, 2026	Community Development Advisory Commission made recommendations for PSA Funding
February 25, 2026	Public Hearing for Public Comment
February 27, 2026	Public Comment Period Extended to March 31, 2026
March 3, 2026	CDBG Community meeting for March 18, 2026 has been communicated to the following places: Town Social Media, Instagram, Facebook, Threads, Created an event on Facebook, Hamden Patch, Hello Hamden App. Flyers were made for communication table at: Keefe Center, Town Center Web Banner was made for Hamden.com. Sent to Alexa for email distribution and addition to town Calendar.
March 18, 2026	Community Meeting to review the PY52 Draft Annual Action Plan

Public Hearing Notice

The CDBG Public Hearing notice has been actively promoted through the following channels:

Print and In-Person Outreach:

- Flyers placed on communications tables at:
 - Government Center
 - Keefe Community Center
 - Miller Library

Online Listings:

- Web Banner on hamden.com
- Hamden Patch
- Allevents.in
- Eventbrite
- CitySpark
- Hello Hamden App
- Towns Event Calendar

Social Media Promotion:

- Town of Hamden's Facebook, Instagram, Threads, and TikTok accounts

Additional Outreach:

- Web banner on digital display in Gov't Town Center Lobby.
- Town's Email mailing list

**PUBLIC NOTICE
TOWN OF HAMDEN
2026 ANNUAL ACTION PLAN PUBLIC HEARING
NOTICE OF AVAILABILITY- DRAFT 2019 ANNUAL ACTION
PLAN SUBSTANTIAL AMENDMENTS**

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD

The Town of Hamden is preparing its Program Year (PY 52) 2026 Annual Action Plan, which governs the use of Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development. The anticipated CDBG funds to be made available in 2026 is estimated to be 458,833 based upon the 2025 funding level. CDBG funds are used to support local projects that primarily benefit low-income persons. The Town has also prepared proposed amendments to the 2019 Annual Action Plan. The Town invites the public to participate in an upcoming public hearing regarding the use of 2026 CDBG funds, and the proposed amendments.

The purpose of the public hearing is to:

1. Obtain the views and comments of individuals and organizations concerning the City's housing and community development needs. The information gathered will be used in the preparation of the Annual Action Plan submission for the FY 2026 Program Year.
2. Review the City's Community Development Block Grant program and provide an opportunity for the public to comment on the program performance.
3. Summarize the Consolidated Annual Action Plan process and obtain the views of citizens, public agencies, and others interested in the housing and community development needs of the City.
4. Solicit comments on the proposed amendments to the 2019 Annual Action Plan described below.

Public Hearing Notice

Notice is hereby given that a Public Hearing will be held on October 1, 2025 at 6:00 p.m. at the Keefe Community Center, 11 Pine St. Hamden CT 06514 to solicit input on the use of CDBG funds for Program Year 2026, which begins July 1, 2026 and ends on June 30, 2027, and solicit comments to the proposed amendments to the 2019 Annual Action Plan.

The Town has prepared amendments to the 2019 Annual Action Plan. These amendments are necessary to transfer CDBG-CV funds between planned projects to ensure timely expenditure funds and address priority needs in the community. The draft amendments are available for a 30-day public review and comment period from September 9, 2025 through October 9, 2025, and can be reviewed online at <https://www.hamden.com/communitydevelopment>.

The proposed amendments are described as follows:

CDBG-CV

Year	IDIS #	Project Name	Current Budget	Revised Budget	Budget Change
2019	1934	Public Facility & Infrastructure	\$82,558.50	\$0.00	(\$82,558.50)
2019	1940	Digital Navigators	\$157,519.00	\$240,077.50	\$82,558.50
2019	1939	Heating Oil Assistance	\$12,000.00	\$16,921.06	\$4,921.06
2019	1947	YMCA	\$20,000.00	\$17,500.00	(\$2,500.00)
2019	1946	Mobile Food Pantry	\$40,000.00	\$39,998.88	(\$1.12)
2019	1948	Food Pantry	\$24,000.00	\$21,580.06	(\$2,419.94)
Total			\$366,077.50	\$336,077.50	

A summary of these amendments is described below:

- Transfers \$82,558.50 from an undefined public facility improvement to the Digital Navigators public services project.
- Transfers funds from the completed YMCA and food pantry projects, totaling \$4,921.06, to the Heating Oil Assistance project public services project.

The Town invites members of the public to comment on the proposed amendments. Written comments can be submitted to the Office of Economic and Community Development, Government Center, 2750 Dixwell Avenue, Hamden, CT 06518. Comments may also be submitted electronically by emailing cdbg@hamden.com. All comments on the proposed amendments must be received by 4:00 PM on October 9, 2025. All comments will be considered and included with the submission to HUD.

Persons requiring translation services or persons with disabilities must contact the Town no less than three days in advance of viewing the draft amendments to request a summary of the document in an accessible format, or to request a reasonable accommodations to participate in the Public Hearing.

La información será proporcionada en español por petición.

**PUBLIC NOTICE
TOWN OF HAMDEN
NOTICE OF AVAILABILITY
NOTICE OF PUBLIC HEARING**

PROGRAM YEAR 52 DRAFT ANNUAL ACTION PLAN

Availability of Plan for Public Comment and Review

The Town of Hamden has completed a draft of its Community Development Block Grant (CDBG) Program Year (PY) 52 Annual Action Plan. Hamden receives entitlement funds on an annual basis through the U.S. Department of Housing and Urban Development (HUD) for local projects to primarily benefit low- and moderate- income residents. The Town's estimated CDBG allocation for PY 52, which covers the period from July 1, 2026 through June 30, 2027 is \$458,833. The amount of CDBG anticipated for PY 52 is based upon the 2025 funding level, and project budgets will be updated subsequent to HUD announcing the allocation.

The following projects are proposed for funding for PY 52:

Anticipated Annual CDBG Allocation	\$458,833
CDBG Program Administration (20% of allocation)	\$91,766
Public Services (15% annual allocation)	\$68,824
Infrastructure (sidewalks, other public infrastructure improvements, public facility improvements, etc.)	\$100,000
Small Home Repair Program- Residential Rehabilitation	\$198,243
Total CDBG Funding	\$458,833

Public Hearing Notice

Notice is hereby given that a Public Hearing will be held on February 25, 2026, at 6:00 p.m. at the Keefe Community Center, 11 Pine Street, Hamden, CT 06514 to accept public comments on the draft plan and proposed activities. The public hearing will include accomplishments reported in the CAPER submitted to HUD for the prior program year for the period July 1, 2024 through June 30, 2025. Comments on the CAPER will be accepted at the February 25, 2026 public hearing.

Public Comment Period

The PY 52 DRAFT Annual Action Plan will be available beginning January 27, 2026 on the Town of Hamden's website <https://www.hamden.com/communitydevelopment> and in the Economic Development Department at Government Center, 2750 Dixwell Avenue. A public comment period will commence on January 27, 2026, and will end at close of business on February 27, 2026. Translation may be provided with advanced notice.

Written comments on the proposed plan are encouraged. Please direct written comments to: cdbg@hamden.com. All comments will be considered prior to submitting the PY 52 Annual Action Plan to HUD.

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Publish by: September 9, 2025

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Public Comment Period

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**HAMDEN PUBLIC WORKS DEPARTMENT
1125 SHEPARD AVENUE, HAMDEN, CONNECTICUT 06514
PHONE: (203) 287-2600 FAX: (203) 287-2543**

APPLICATION FOR USE OF TOWN BUILDING

*Application must be filed at least ten business days before the date of building use.
This form is required for all outside users (for-profit and non-profit).*

Date 3/6/2024

The undersigned hereby make application on behalf of TOWN of Hamden / CDBG
(Name of Organization)

for permission to use (check one):
 Center One
 Keefe Community Center
 Miller Senior/Arts Complex
 Newhall Community Center
 Memorial Town Hall
 Other _____

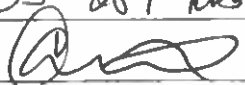
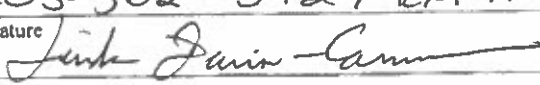
in the Community Lounge on March 18, 2026
(Room(s)/Location) (Day/Date)

from 6:00 am/pm to 7:00 am/pm.
(Time to gain access to building) (Time planned to vacate building)

Anticipated Attendance: 20 Billing Status (circle): a. For-profit (circle) a. Hamden organization
b. Non-profit b. Out-of-Town organization

Your signature indicates that you have read the Rules and Regulations Governing Use of Town Buildings and that if said permission is granted, you hereby agree to all conditions and appropriate charges detailed in the Rules and Regulations, to take the utmost care in the use of Town property, to make good any damage to or loss of Town property arising from occupancy of any portion of the building and to provide necessary police attendance.

Names of Applicants (2 personal signatures required), at least one whom will be on the premises during all of the activity.

Name <u>Camile Samuels</u>	Name <u>Linda Davis-Cannon</u>
Address <u>2750 Dixwell Ave</u>	Address <u>11 Pine Street</u>
City/State/Zip <u>Hamden CT 06514</u>	City/State/Zip <u>Hamden, CT 06514</u>
Phone <u>203-287-1234 ext 1131</u>	Phone <u>203-562-5129 Ext 1121</u>
Signature 	Signature 


Additional dates/times required: Yes - Set-up, Equipment +

Set-up or equipment needed: _____

FOR OFFICE USE ONLY DATE APPLICATION RECEIVED 3-10-26

APPROVED _____ DENIED _____ IF DENIED, REASON: _____

FEE: \$ _____ PAYMENT DUE DATE? _____

INSURANCE RECEIVED? _____ STATUS CALL DATE? _____ PW SIGNATURE 

Received for record 3/9/2026
at 8 h 56 m A M at Hamden, CT

Karimah Mickens
Hamden Town Clerk



MEMORANDUM

To: Town Clerk
From: Economic Development and Community Development
Date: March 6, 2026
Subject: Community Development Block Grant (CDBG) Community Meeting **PY52 Draft Annual Action Plan**

Please be advised that the Town of Hamden will hold a **Community Development Block Grant (CDBG) Community Meeting** to review the **Program Year 52 (PY52) Draft Annual Action Plan**.

Meeting Details:

Date: Wednesday, March 18, 2026

Time: 6:00 PM – 7:00 PM

Location: Keefe Community Center, 11 Pine Street, Hamden CT

The purpose of this meeting is to provide residents with the opportunity to review the proposed use of CDBG funds and offer comments and feedback prior to the final submission of the Annual Action Plan.

Please clock this memorandum into the official Town record.

Thank you.

Camile Samuels



Town of Hamden

COMMUNITY DEVELOPMENT BLOCK GRANT

NOTICE OF Community Meeting

Fiscal Year 2026–2027 (PY52) Annual Action Plan and

(PY51) Consolidated Annual Performance and Evaluation Report (CAPER)

The Town of Hamden invites residents to participate in a community meeting to review the PY52 Draft Annual Action Plan

Wednesday, March 18, 2026

6PM – 7:00PM

Keefe Community Center

11 Pine St. Hamden, CT

At the community meeting, the Town will:

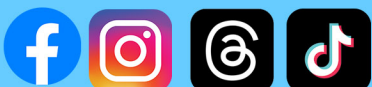
- Provide an overview of the Town’s Community Development Block Grant program
- Review the Annual Action Plan process. This plan is the final draft and includes comments and feedback from the public hearings held 10/1/25 and 2/25/26
- Encourage the participation and feedback from of all residents, particularly low income neighborhood directly affected by this funding source

A draft of the proposed Fiscal Year 2026–2027 (PY52) is available for review by scanning QR code or visiting the Town’s website.

<https://www.hamdenedc.com/hud-reports-and-documents/>



The Town invites members of the public to comment on the proposed Annual Action Plan. Written comments may be submitted to the Department of Economic and Community Development via email at cdbg@hamden.com.



townofhamden

www.hamden.com

TOWN OF HAMDEN

2026 Annual Action Plan & Substantial Amendments 2019 Annual Action Plan

Public Hearing

Date: October 1, 2025

6:00 p.m.

NO	NAME	PHONE	EMAIL	ADDRESS
1	Sonia Powell	972-3050 ²⁰³	SoniaPowell11979@gmail.com	137 Shepard St
2	Jonathan Katz	203-787-8195	jonathankatz2025@gmail.com	—
3	Theresa Katz	860-990-5068	theresakatz77@gmail.com	137 Shepard St
4	Guerrain Charles	203-671-9747	YJCCHARLES@AOL.COM	117 Bryden Terra
5	YANICK CHARLES	203-671-9708		
6	Reana Ingram	203-589-8760	ingramr1@yahoo.com	131 Shepard St
7	Donald Moses	203 768-3575	donaldamoses@gmail.com	—
8	Sean Carwell		Seandwell@hamden.com	
9	Barbara Coxum	203-772-9337	Coxum91@aatt.net	257 Goodrich St Hamden
10				
11				
12				
13				

TOWN OF HAMDEN

Program Year 52 Draft Annual Action Plan FY 2026-2027

Notice of Availability

Public Hearing

Date: February 25, 2026 Time: 6:00 P.M.

NO	NAME	PHONE	EMAIL	ADDRESS
1	Douglas Chmielecki	203-996-2114	dchmielecki@yahoo.com	113 Woodin St
2	AMRIS SCITURK	203-321-3301	CSCITURK@ATT.NET	110 PAPER ROAD
3	ARINA SCITURK	" "	" "	" "
4	LINDA DOUGLAS	475356551	linda.douglas16@gmail.com	135 PUTNAM AVE
5	Donald Moses	203-768-3833	greenqalinda@gmail.com	145
6	Linda Greenqas	203-606-9880	linda	Brentwood Dr.
7	Rhonda Caldwell	203 9882571	rcaldwell6140@gmail.com	38 Glendale St.
8	Tanya Wearer	313-461-5586	tanyaalise1.te@gmail.com	600 MIX AVE
9	Ande			ADT 4E
10				
11				
12				
13				

Community Development

CDBG Community Meeting

Fiscal Year 2026-2027 (PY52) Annual Action Plan

(PY51 Consolidated Annual Performance and Evaluation Report (CAPER))

Date: 3/18/2026

Time: 6:00 PM

No	Name	Email Address	Telephone
1	Byron Breland	Byron Breland at G. Maul. com	203 530 0191
2	Ann-Mary	hillaryannmary@gmail.com	475-441-0668
3	Kathy Muolo	KJ MUOLO@comcast.net	203-737 0511
4	CIMIS SCHURK	CSCHURK@ATT.NET	203-321-3301
5	ACIMA SCHURK	" "	" "
6	Linda Chmielecki	Linda chmielecki@yahoo.com	203 430 1488
7	Anthony CARTER	Anthony.Carter1@nm.com	203 215 8304
8	Douglas Chmielecki	dchmielecki@yahoo.com	203 996-2664
9	Donald MOSES		
10	Guerlain Charles	HTB Yk	203 671 9747

11	YANICK CHARLES		203 671 9708
12	ROBERT FREEMAN	HAMDEN CERT@GMAIL.COM	203-915-9841
13	Sonia Powell		203 773 5050
14	Inez Williams	PO Box 6365	475-820-2395
15	Paula Williams	Hamden	203-301-2079
16	Elie Cleary	Hamden	203 314 9373
17	V. Satterfield	Hamden	800 938-0287
18	Petra Gardella	Hamden	203 415 4434
19	Yvonne E. Jones	mrsjones@destined2succeed.org	(203) 577-7607
20			

11	Robert A Daley	115 Perry Rd Hamden Rdaley7737@stcglobal.net	203-671-9282
12	Shon Howard	3 Morningsview Court 06518	203 444 4696
13	Chaylynae Brooks	20 Alstrum St Hamden ct 06514	203-3612379
14	DAVID SIMS	DAVID MULLANNA 2018@youth.com	203-710-5910
15	Abdul Osmanu	amosmanu19@gmail.com / a.osmanu@hamden.com	203-343-0781
16	Colleen Jordan	jordancolleen69@yahoo.com	407-914-7292
17			
18			
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HAMDEN
CONNECTICUT

Community Development Block Grant (CDBG) Program

Public Hearing- October 1, 2025

2026 Annual Action Plan & Substantial Amendments 2019 Annual
Action Plan

Welcome and Introductions

- Hamden Staff Introductions
 - Carol Hazen- Director, Grants & Capital Projects
 - Sharon Regan- Administrative Assistant for Grants & Economic Development
 - Camile Samuels, Community Development Specialist
 - Linda Davis-Cannon- Community Service Outreach Technician

Public Hearing Agenda

- Overview of Community Development Block Grant Program
- 2025-2029 Consolidated Plan Goals
- Review of Eligible Activities
- Anticipated Funding for Program Year 52 (FY 2026)
- Past Performance- Most Recent CAPER
- Proposed Substantial Amendments to the FY 2019 Annual Action Plan for CDBG-CV
- Receive Public Comments
- Next Steps

Overview of CDBG Program

- The **Town of Hamden is a direct recipient of these funds as an entitlement grantee.** The Town will continue to receive the allocation on an annual basis if Congress and HUD continue to authorize and fund the CDBG program, and the Town meets HUD's regulatory requirements.
- **Established by federal law in 1974**, with the enactment of the Housing and Community Development Act, the Town is anticipating receiving funds for the CDBG Program Year 52, which begins July 1, 2026, and ends June 30, 2027.
- CDBG funds is a block grant from the **U.S. Department of Housing and Urban Development (HUD)** and is a flexible funding source for the Town to address priority housing and community development needs.
- Funds must **primarily benefit the low- and moderate-income** individuals and families in the community.

2025-2029 Five-Year Consolidated Plan

Required for all HUD Funding

Covers the Period: July 1, 2025, thru June 30, 2030

Components:

- Consultation and Citizen Participation
- Housing & Homeless Needs Assessment
- Housing Market Analysis
- Strategic Plan - Local Priorities
- Annual Action Plan - Proposed Activities for Program Year 2026:
(July 1, 2026, thru June 30, 2027)

2025-2029 CONSOLIDATED PLAN GOALS



Increase Access to Quality Affordable Housing



Provide Public Services



Improve Public Facilities and Infrastructure



Economic Development/Community Revitalization



Program Administration

Activities to be funded for PY 52 must meet a strategic plan goal to address a priority need.

Basic CDBG eligible activities



Housing
Rehabilitation



Homeownership
Assistance



Public Facilities
and
Improvements



Blight Removal
Demolition/Site
Preparation



Code
Enforcement



Economic
Development



Acquisition /
Disposition of
Real Property



Public Services

CDBG Public Services

Limited to 15% of CDBG Grant Amount

Employment Training

Crime Prevention

Childcare

Health Care

Drug Abuse Education

Fair Housing Counseling

Energy Conservation

Homebuyer Education

Recreation Programs

Meeting National Objectives

Each activity must meet one of the
THREE NATIONAL OBJECTIVES:



Benefit Low- and
Moderate-Income
Persons
(at least 70% of
grant amount)



Prevent or Eliminate
Blight
(not more than
30% of grant
amount)



Urgent Needs
when health and
welfare are
threatened

HUD Income Limits are updated annually and an individual or household must be at or below 80% of the Annual Median Income (AMI) adjusted for family size, prior to assistance being provided.

Income review is required for any direct assistance programs. Examples are homeowner repairs, homebuyer assistance, and fuel oil/utility assistance.

Low- And Moderate-Income Households

Household Size	Maximum Income (80% HAMFI for Hamden CT)
1 person	\$63,700
2 person	\$72,800
3 person	\$81,900
4 person	\$90,950
5 person	\$98,250
6 person	\$105,550
7 person	\$112,800
8 person	\$120,100

HUD 2025 CDBG Income Limits Effective June 1, 2025

Anticipated Resources- CDBG Funding Estimate

Estimated based on 2025 allocation
\$458,833

We do not know the 2026 funding level yet, as it requires the 2026 federal budget to have passed and HUD calculations on how much the Town of Hamden will receive will be announced approximately 60 days after Congress passes the budget.

The plan submitted to HUD will include actual budgets for any projects to be undertaken, as the plan will not be submitted until after HUD has announced the CDBG award.

Previous Program Performance- PY 50

Public Infrastructure

- Sidewalk Replacement
- Tree Planting

Housing Rehabilitation

- Owner Occupied Housing Repairs

Public Services

- Senior Services
- CERT Program
- Literacy Program
- Youth Programs

CDBG CV

- Digital Navigator
- Fuel Oil Assistance
- Food Pantry

Substantial Amendments to 2019 Annual Action Plan

A substantial amendment to the 2019 Annual Action Plan is proposed to reallocate CDBG-CV funds from previously planned activities, adjust budgets to reflect actual expenditures for completed projects, and increase funding for successful programs that allows for timely expenditure of the CDBG-CV funding.

These proposed amendments:

- ❑ Transfers \$82,558.50 from an undefined public facility improvement to the Digital Navigators public services project.
- ❑ Transfers funds from the completed YMCA and food pantry projects, totaling \$4,921.06, to the Heating Oil Assistance project public services project.

The CDBG-CV funds must be spent by 2026, and these proposed changes will ensure all funds are expended prior to the HUD ndline.

Proposed Changes

Year	IDIS #	Project Name	Current Budget	Revised Budget	Budget Change
2019	1934	Public Facility & Infrastructure	\$82,558.50	\$0.00	(\$82,558.50)
2019	1940	Digital Navigators	\$157,519.00	\$240,077.50	\$82,558.50
2019	1939	Heating Oil Assistance	\$12,000.00	\$16,921.06	\$4,921.06
2019	1947	YMCA	\$20,000.00	\$17,500.00	(\$2,500.00)
2019	1946	Mobile Food Pantry	\$40,000.00	\$39,998.88	(\$1.12)
2019	1948	Food Pantry	\$24,000.00	\$21,580.06	(\$2,419.94)
		Total	\$366,077.50	\$366,077.50	

Public Comment



Next Steps

- **March 2026-** A draft of the 2026 Annual Action Plan will be put on a 30-Day Public Display and Comment Period.
- **March 2026-** A 2nd Public Hearing will be held while the plan is on display.
- **April-May 2026:** Town Council Approves Annual Action Plan
- **By May 15, 2026:** Town submits plans to HUD for approval
- **July 1, 2026:** Program Year Begins

Questions?

Camile Samuels, Community
Development Specialist

For More
Information

csamuels@hamden.com
 [\(203\) 287-7000 ext. 1131](tel:(203)287-7000)



HAMDEN
CONNECTICUT

Community Development Block Grant (CDBG) Program

Public Hearing
February 25, 2026

2026 Annual Action Plan

Welcome and Introductions

- Hamden Staff Introductions
 - Carol Hazen- Director, Grants & Capital Projects
 - Sharon Regan- Administrative Assistant for Grants & Economic Development
 - Camile Deans, Community Development Specialist
 - Linda Davis-Cannon- Community Service Outreach Technician

Public Hearing Agenda

- ❑ Overview of Community Development Block Grant Program
- ❑ Discussion of Annual Action Plan Process
- ❑ Review of Consolidated Plan Goals and Eligible CDBG Activities
- ❑ Anticipated Funding for Program Year 52 (FY 2026) & Proposed Projects
- ❑ Review Past Performance- Most Recent PY 50 CAPER
- ❑ Receive Public Comments on 2026 Annual Action Plan and PY 50 CAPER
- ❑ Next Steps

PURPOSE OF PUBLIC HEARING

Obtain the views and comments of individuals and organizations concerning the Town's proposed 2026 Annual action Plan for Program Year 52, and covers the period beginning July 1, 2026, through June 30, 2027.

What is CDBG

- The **Town of Hamden** is a **direct recipient of these funds as an entitlement grantee**, which means the Town will continue to receive the allocation on an annual basis with as long as Congress and HUD continue to authorize and fund the CDBG program, and the Town meets HUD's regulatory requirements for planning, citizen participation, and reporting.
- **CDBG was established by federal law in 1974**, with the enactment of the Housing and Community Development Act.
- The CDBG program is administered by the **U.S. Department of Housing and Urban Development (HUD)** and the governing regulation is 24 CFR Part 570.
- CDBG funds must be used to primarily benefit the low- and moderate-income populations in our communities.

ANNUAL ACTION PLAN PROCESS



Stakeholder Consultation

Local government, public and private agencies, housing authority, etc.



Housing Market Analysis

Utilize quantifiable data, stakeholder input, and citizen participation to develop this section



Housing and Homeless Needs Assessment

Utilize quantifiable data, stakeholder input, and citizen participation to develop this section



Strategic Plan

Priorities for 2025-2029



Annual Action Plan

Proposed activities for 2026

The 2026 Annual Action Plan is the 2nd year of the 5-Year Strategic Plan

CONSOLIDATED PLAN GOALS



Increase Access to Quality Affordable Housing



Provide Public Services



Improve Public Facilities and Infrastructure



Economic Development/Community Revitalization



Program Administration

Basic CDBG eligible activities



Housing
Rehabilitation



Homeownership
Assistance



Public Facilities
and
Improvements



Blight Removal
Demolition/Site
Preparation



Code
Enforcement



Economic
Development



Acquisition /
Disposition of
Real Property



Public Services

Meeting National Objectives

Each activity must meet one of the
THREE NATIONAL OBJECTIVES:



Benefit Low- and
Moderate-Income
Persons
(at least 70% of
grant amount)



Prevent or Eliminate
Blight
(not more than
30% of grant
amount)



Urgent Needs
when health and
welfare are
threatened

CDBG Income Limits Low- And Moderate-Income Households

HUD sets income limits each year based on local area median income and household size. These CDBG income limits are updated annually.

Income review is required for any direct assistance programs. Examples are homeowner repairs, homebuyer assistance, and fuel oil/utility assistance.

Household Size	Maximum Income (80% HAMFI for Hamden CT)
1 person	\$63,700
2 person	\$72,800
3 person	\$81,900
4 person	\$90,950
5 person	\$98,250
6 person	\$105,550
7 person	\$112,800
8 person	\$120,100

HUD 2024 CDBG Income Limits Effective June 1, 2025

An aerial photograph of a residential neighborhood, showing rows of houses with dark roofs and light-colored walls. The image is overlaid with a dark, semi-transparent layer. The text '2026 ANNUAL ACTION PLAN' is written in white, bold, sans-serif font across the middle of the image. A solid orange horizontal bar is located at the bottom left corner of the page.

2026 ANNUAL ACTION PLAN

AVAILABLE FUNDS FOR 2026

CDBG: \$458,833

Amount of funding is estimated based on 2025 funding levels, as HUD has not yet announced the 2026 funding for CDBG.

Actual project budgets will be adjusted once HUD announces the 2026 award.

PROPOSED PROJECTS FOR 2026

Project Name	Project Budget
Program Administration (20% of allocation)	\$91,766
Public Services (15% of annual allocations)	\$68,000
Infrastructure and Public Facilities Improvements (sidewalks, public facility improvements)	\$100,000
Small Home Repair Program	\$199,067
Total CDBG Funding	\$458,833

The public services activities include funding proposed to be awarded to non-profit partner agencies to provide programs to low- and moderate-income Town of Hamden residents.

PROPOSED PUBLIC SERVICES

Project Name	Project Budget
Reachout, Inc.	\$10,600
The Children's Center of Hamden	\$10,600
Fixing Fathers	\$5,000
Abundant Harvest	\$5,000
Partnership Adult Day Care	\$5,000
She Can Edit	\$10,600
Monitor My Health	\$10,600
Legacy Development Services	\$10,600
Total	\$68,000

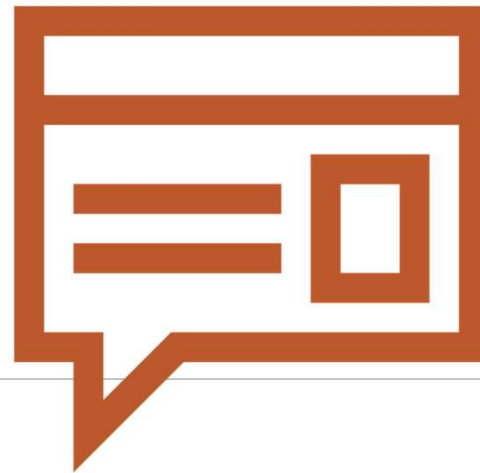
Public Service activities are identified and selected through a competitive application process. The Community Development Citizen Advisory Commission reviewed applications and are recommending the above listed projects to be funded with PY 52 CDBG.

2026 CAPER for PY 50

Reporting Period from July 1, 2024 – June 30, 2025

Public Infrastructure	Housing Rehabilitation	Public Services	CDBG CV
<ul style="list-style-type: none">• Sidewalk Replacement• Tree Planting	<ul style="list-style-type: none">• Owner Occupied Housing Repairs	<ul style="list-style-type: none">• Senior Services• CERT Program• Literacy Program• Youth Programs	<ul style="list-style-type: none">• Digital Navigator• Fuel Oil Assistance• Food Pantry

Public Comment



Schedule for Submission to HUD

- 2026 Annual action Plan on display through February 27, 2026
- March-April: Town Council Approves Plan
- On or Before May 16th: Town submits plans to HUD for approval (conditional on HUD notifying Town of 2026 allocation award).
- July 1, 2026: Program Year Begins

Questions? Camile Samuels,
Community Development Specialist
Office of Economic and Community Development
For More Information csamuels@hamden.com
 [\(203\) 287-7000 ext. 1131](tel:(203)287-7000)

Town of Hamden – Public Hearing Comment Form

Hearing Date: October 1, 2025

Subject: 2026 Annual Action Plan & Substantial Amendments to the 2019 Annual Action Plan

1. Guerlain Charles – Bryden Terrace

Comment/Concern:

- Reports significant structural issues (sinking, cracking) at his home.
- Previously promised major repairs, signed documents, and told he would have to vacate.
- No repairs have occurred.

Requested Action:

- Clarification of his status in the program and follow-up by the Town or contractor.
-

2. Reana Ingram – 131 Shepard Street

Comment/Concern:

- Previously told funding wasn't available for home repair assistance.
 - Asked about current accessibility: Is an in-person interview required or is there an online application?
 - Requested clarification on economic development goals.
 - Raised concerns about blight, vacant properties (e.g., old Walgreens), lack of signage, and poor maintenance (snow removal, street sweeping) in areas like Goodrich Street.
 - Asked if the presentation would be available after the meeting.
-

3. Sean Caldwell – Hamden, CT

Comment/Questions:

- Is this the final reallocation of 2019 CDBG funds?
 - Is any CARES Act (CV) funding still available?
 - Are any additional 2026 projects planned?
-

4. Donald Moses – Hamden, CT

Comment/Concern:

- Asked how “community” is defined in data collection and planning.
 - Requested clarity on oversight committee composition — will local legislative reps be involved?
 - Asked if the \$30,000 Small Business Façade Program represents the full scope of economic development.
 - Emphasized the need for proper data analysis to ensure accountability in fund allocation.
-

5. Teresa Katz – Hamden, CT

Comment/Questions:

- Asked if there is a way for residents to check their repair application status.
 - Asked where citizens can voice complaints and concerns regarding town services.
 - Inquired about accessibility of the Digital Navigator program for non-English speakers.
-

6. Sonia Powell – 137 Shepard Street

Comment/Concern:

- Raised issues with ongoing blight and neglect.
 - Stated that inspectors and town officials lack accountability.
 - Cited water drainage problems, truck parking issues, and general service disparities.
 - Commented on declining quality of life and the need for stronger property code enforcement.
 - Also reported overgrowth and dumping near the trail area off Dixwell.
-

7. Barbara Coxum – 257 Goodrich Street

Comment/Questions:

- First time hearing about Digital Navigator program — how to access it?
 - Suggested residents in Highwood may prefer support at the Keefe Center rather than the library.
 - Asked what economic development/community revitalization means for Goodrich Street, which lacks basic signage and suffers from blight.
-

8. Yanick Charles – 117 Bryden Terrace

Comment/Questions:

- Asked if there is funding for residents with structural home problems.
 - Asked whether letters will be sent to promote the Small Business Façade Program.
-

9. Jonathan Katz – Hamden, CT

Comment/Question:

- Asked how many businesses have participated in the Small Business Façade Program to date.

**CDBG Community Meeting –
3/18/2026
Fiscal Year 2026-2027 (PY52) Annual Action Plan
(PY51 Consolidated Annual Performance and Evaluation Report (CAPER))**

Public Hearing Comments by Speaker

1. Kathy Muolo – 7th District (Resident)

- Concerned that residents cannot access reimbursable funds upfront.
- Advocates for program parameter changes so local people can start projects without having \$30k or more out-of-pocket.
- Frustrated that money is given to outside developers instead of local neighborhoods.
- Asks whether the community can have input on allocation of CDBG funds.

2. Douglas Chmiclecki (Resident)

- Questions the “shovel ready” requirement for projects, arguing that development should happen before a project is shovel ready.
- Wants clarification on the CDBG account balance and funding availability.

3. Anne Marie (Resident)

- Notes safety concerns for young residents at night (Dixwell Avenue).
- Requests more street lighting and protection.
- Highlights problems with emergency healthcare access for those who cannot pay.

4. Sonia Powell (Resident)

- Mentions lack access to information about community meetings.
- Suggests using emails, phone numbers, alerts, or texts (like school notifications) for outreach.

5. Inez Williams (Resident)

- Acknowledges the bureaucracy and red tape but recognizes engineers and public works are working together.

6. Paula Williams (Resident))

- Points out townwide inequalities, mentioning deteriorating tennis courts at Hamden High School.
- Advocates for considering the whole town, not just one neighborhood.

7. Yvonne Jones (Resident)

- Asks about better community communication and outreach beyond just the limited public hearing.
- Highlights need for information about other community meetings where residents can raise concerns.

9. Unnamed Residents / Miscellaneous Comments

- Express concern about broken fences, unsafe playgrounds, and overall neighborhood neglect.
- Frustration about limited focus of the meeting on CDBG funding when broader community issues are pressing.

10. Council member Rhonda

- Reinforces the procedural rules around CDBG funding.
- Provides guidance on where residents can voice concerns beyond this meeting.
- Noted the limited CDBG funds (\$450,000) and administrative caps (15% admin, 20% other costs) in accordance with HUD guidelines.
- Recommended reviewing previous funding recipients to ensure equity and opportunity for underserved areas.

11. Council member Abdul

- Notes coordination with engineering and public works on projects.
- Provides guidance on where residents can voice concerns beyond this meeting.

12. Donald Moses District 1(Resident)

- Misrepresentation of HUD guidelines: Concern that the 20% administration figure is a guideline, not a mandatory requirement.
- Transparency of reports: Noted that the 2025 CAPER and Annual Action Plan were not posted online.
- Service area changes: Concern about 2026 plan potentially reallocating funds from Highwood to Mixed Avenue without public notice.
- Public awareness/accountability: Emphasized the need for residents to be informed about funding reallocations and exceptions.

13. Unnamed Resident

- Requested additional youth programs at the Children's Center of Hamden.

14. Robert Daley (Resident)

- Suggested increasing outreach for Abundant Harvest services.

15. Unnamed Resident

- Raised equity concern suggested tracking past funding recipients to ensure fair allocation.

17. Y’Isiah Lopes (Keefe Community Center)

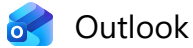
- Highlighted confusion over which organizations are eligible to apply for CDBG funding.
- Proposed forming a local group, “Families of Lead Community Center,” to allow community-driven applications.

18. David Sims (Resident)

- Suggested improving communication and outreach about funding opportunities, including consistent email notifications and clear instructions.

19. Linda Chmiclecki (Resident)

- Raised concerns about:
 - New housing developments (“these houses... opening up all around us”)
 - Safety and fear in the neighborhood
 - Impact on **elderly and children**
- Expressed frustration that:
 - The situation “is not normal”
 - People feel unsafe leaving their homes at certain times
- Questioned:
 - Why Hamden is allowing these developments
 - Who is responsible



Community Meeting wed. 3/18 marketing.

From Crystal Herron <cherron@Hamden.com>

Date Tue 3/10/2026 12:32 PM

To Camile Samuels <csamuels@hamden.com>; Carol Hazen <chazen@Hamden.com>

Camile,

The CDBG community meeting on Wed. March 18 has been communicated to the following places:

Town Social Media

-Instagram

-Facebook

-Threads

Created an event on Facebook

Hamden Patch

Hello Hamden App

Flyers made for communications table at

-Town Center

-Keefe Center

Web Banner was made for Hamden.com

Sent to Alexa for email distribution and addition to town Calendar.

Let me know if anything else is needed.

Crystal Herron

Marketing

cherron@hamden.com

(203)287-7003



Re: What is up here? The notice has NO live links. The QR code doesn't work.

From Ken Good <KGood_bc@Hamden.com>

Date Wed 3/18/2026 3:49 PM

To Petra Gardella <petragardella@gmail.com>

Cc Rita McCleary (rita.mccleary@gmail.com) <rita.mccleary@gmail.com>; Rabbi Benjamin Scolnic <Rabbi.Scolnic@gmail.com>; Rev. Caitlin O'Brien <revcaitlin@weconnect.org>; Debra Tangarone <debratangarone@yahoo.com>; jjkeegan53@gmail.com <jjkeegan53@gmail.com>; mariebevbravo@gmail.com <mariebevbravo@gmail.com>; Jack Davidson <jack@springglenchurch.org>; kennethgood@att.net <kennethgood@att.net>; donald moses <donaldamoses@gmail.com>; tammyr@ctcircle.org <tammyr@ctcircle.org>

1 attachment (1 MB)

Hamden_2026_DRAFT_AAP_Display_Copy_for_Comment_Period.pdf;

Good afternoon Commissioner Gardella,

I did notice that the URL on the flyer that you attached isn't active, however, I was able to access the documents via the QR Code.

I have attached the document that should prepare you for tonight's meeting.

Also, with regards to the Hamden Economic Development Corporation, It's possible that you were looking for information through Google or another search engine and ended up here:

[Hamden Economic Development Corporation & New Colony Development Corporation in CT & New Haven County](#)

I know it's a bit confusing, but this entity is not a part of the Town of Hamden or the Hamden Economic Development Department or Commission.

The homepage of the Hamden Economic Development Commission can be accessed through this link: [Hamden Economic & Neighborhood Development | Hamden, CT](#)

Here is the specific page to access the CDBG documents:
[HUD Plans and Reports](#)

Let me know if you have any questions.

Ken Good
Char
Economic Development Commission
Town of Hamden

From: Petra Gardella <petragardella@gmail.com>

Sent: Wednesday, March 18, 2026 12:40 PM

To: kennethgood@att.net <kennethgood@att.net>; Ken Good <KGood_bc@Hamden.com>; donaldamoses@gmail.com <donaldamoses@gmail.com>; Tamesha Robinson <tammyr@ctcircle.org>; jjkeegan53@gmail.com <jjkeegan53@gmail.com>; Rev. Caitlin O'Brien <revcaitlin@weconnect.org>; Rabbi Benjamin Scolnic <Rabbi.Scolnic@gmail.com>; Jack Davidson <jack@springglenchurch.org>; mariebevbravo@gmail.com <mariebevbravo@gmail.com>; Debra Tangarone <debratangarone@yahoo.com>; Rita McCleary (rita.mccleary@gmail.com) <rita.mccleary@gmail.com>

Subject: Re: What is up here? The notice has NO live links. The QR code doesn't work.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I only know about these meetings or the Block Grant program to rehabilitate housing because the former Chair of the Economic Development Commission, Donald B. Moses (on the addressee list) tried to get me to go to a Keefe Center meeting in February, on the day before that meeting happened. Everything seems to lead only by email to the Economic Development Corporation, a group that appears to have become a Department of the Town? That website has years and years of reports that act as barriers rather than means of communication.

I'll be there tonight to check it out, but I'm going entirely blind and a bit angry. I am developing the impression that power in Hamden disguises itself under many layers of in-groups. Chairman Kenneth Good and others have been very friendly and welcoming. But my first Legislative Council meeting in December, billed as a session for citizens to state their priorities, was attended by almost no one and announced in an only slightly more accessible fashion on Facebook.

Commissioner Petra Gardella of Economic Development.

On Wed, Mar 18, 2026 at 12:29 PM Petra Gardella <petragardella@gmail.com> wrote:



Town of Hamden

**COMMUNITY DEVELOPMENT BLOCK GRANT
NOTICE OF Community Meeting**
**Fiscal Year 2026-2027 (PY52) Annual Action Plan and
(PY51) Consolidated Annual Performance and Evaluation Report (CAPER)**

The Town of Hamden invites residents to participate in a community meeting to review the PY52 Draft Annual Action Plan

Wednesday, March 18, 2026
6PM – 7:00PM
Keefe Community Center
11 Pine St. Hamden, CT

At the community meeting, the Town will:

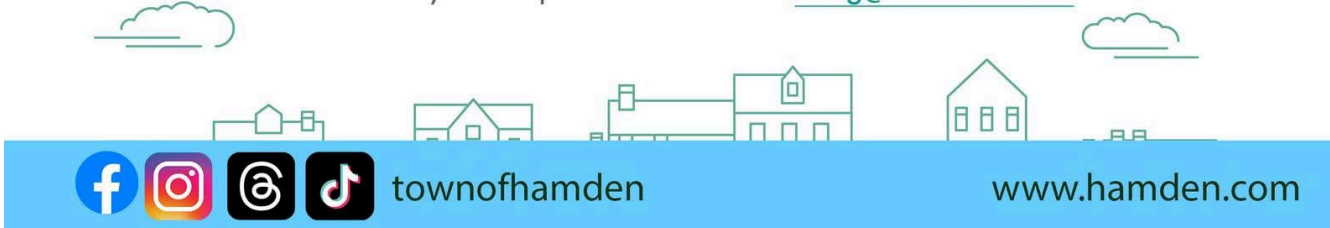
- Provide an overview of the Town’s Community Development Block Grant program
- Review the Annual Action Plan process. This plan is the final draft and includes comments and feedback from the public hearings held 10/1/25 and 2/25/26
- Encourage the participation and feedback from of all residents, particularly low income neighborhood directly affected by this funding source

A draft of the proposed Fiscal Year 2026-2027 (PY52) is available for review by scanning QR code or visiting the Town’s website.

<https://www.hamdenedc.com/hud-reports-and-documents/>



The Town invites members of the public to comment on the proposed Annual Action Plan. Written comments may be submitted to the Department of Economic and Community Development via email at cdbg@hamden.com.





Thank you!

From Robert Freeman <bob216free@gmail.com>

Date Wed 3/18/2026 7:49 PM

To Carol Hazen <chazen@Hamden.com>; Camile Samuels <csamuels@hamden.com>; Linda Davis-Cannon <ldaviscannon@Hamden.com>; Sharon Regan <SRegan@Hamden.com>

Cc jaysc54@gmail.com <jaysc54@gmail.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening Ladies,

I was hoping to be able to publicly thank the 4 of you for your support over the last few years, helping Hamden CERT with acquiring important assets for our community, our CERT Program and our 1st Responders.

The meeting didn't allow that to happen so I just wanted to share our appreciation.

***Sincerely,
Bob Freeman
Hamden CERT***



2025 Tree City USA Application Approved!

From Alexa Panayotakis <APanayotakis@Hamden.com>

Date Wed 3/11/2026 5:24 PM

To Adam Sendroff <asendroff@Hamden.com>; Bobbye Peterson <BPeterson@hamden.com>; Stephen Fontana <SFontana@hamden.com>; Crystal Herron <cherron@Hamden.com>; Carol Hazen <chazen@Hamden.com>; Joseph Colello <JColello@Hamden.com>; Paul Coleman <PColeman@Hamden.com>; Christopher Rhone <crhone@Hamden.com>

Please see below for great news!

Our Tree City USA application has been officially approved by the Arbor Day Foundation!

We have been recognized as a Tree City by the Arbor Day Foundation for the 2022, 2023, 2024, and now 2025 recognition seasons!

As always, thank you [@Christopher Rhone](#) for your help in submitting the application, and thank you [@Carol Hazen](#) for helping to fund tree plantings.

Best,

Alexa M. Panayotakis

Deputy Chief of Staff

Town of Hamden

(203) 287-7100

[Click here to sign up for Town of Hamden Updates](#)

From: Arbor Day Foundation <treecity@arborday.org>

Sent: Wednesday, March 11, 2026 16:54

To: Alexa Panayotakis <APanayotakis@Hamden.com>

Subject: Application Status Information

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Hamden

Tree City USA

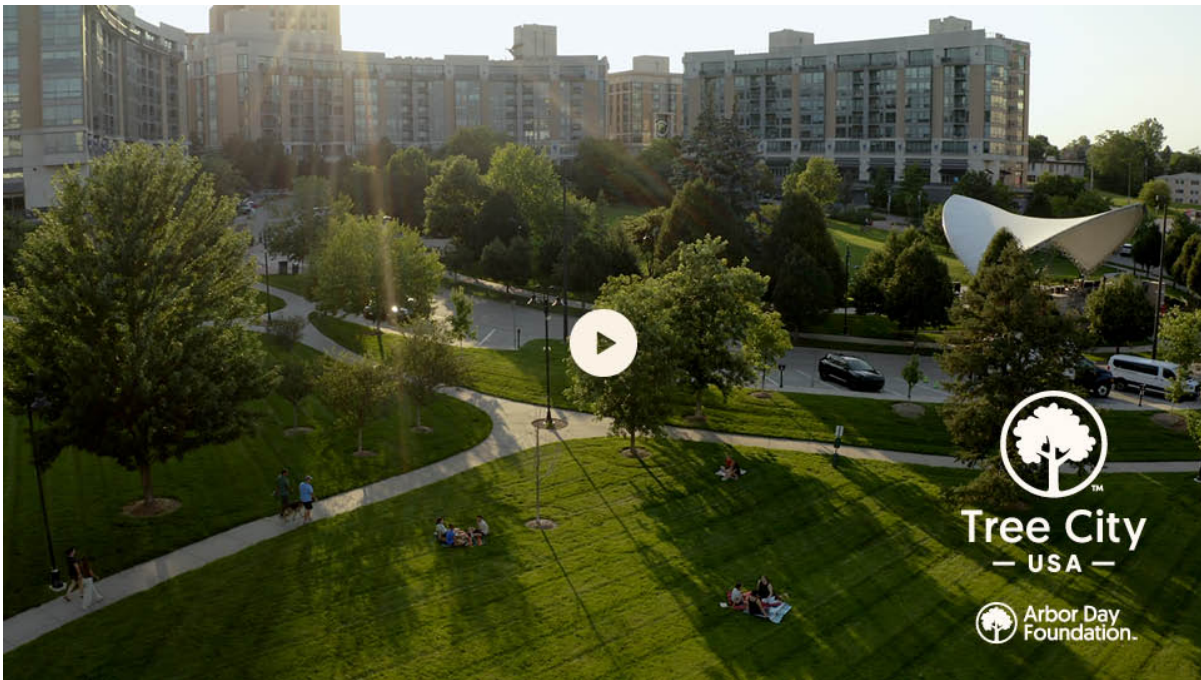
Submission Date: 01/13/2026

Status: Application Approved

03/11/2026

Congratulations! Your Tree City USA application has been officially **approved** by the Arbor Day Foundation.

The 2025 recognition season marks 50 years of the Tree City USA program and we couldn't be prouder to recognize your community forestry efforts. Take a moment to celebrate all the work you've accomplished. Your commitment to creating a greener, healthier community is a significant achievement, and we're proud to have you as part of the Tree City USA program.



What's Next?

- **Growth Award:** Now is a great time to review the [Growth Award activities list](#) and start planning for next season. We'll reach out when it's time to begin next year's applications for both Tree City USA and the Growth Award.
- **Physical Materials:** Your physical recognition materials will be on the way soon! Once we ship your package, containing official Tree City materials, you will receive a shipping email with tracking information. These materials will help you proudly showcase your commitment to trees and sustainability in your community.

These materials are more than just a token of recognition—they are a testament to your invaluable contributions to creating healthier, greener campuses and communities. We're confident you'll appreciate the thought and care that has gone into them, just as we deeply appreciate the work you do.

- **Access Your Digital Resources:** While you wait for your physical materials, visit arborday.org/TreeCitytoolkit to access digital resources that will help you share your accomplishments with your community. You'll find press releases, educational materials, and more.
- **Celebrate and Share:** Proudly display your recognition on social media using #ArborDay and tag us @arbordayfoundation on X, Instagram, and Facebook to spread the word about your Tree City USA achievement!
- **Plan Ahead:** Keep the momentum going by planning for your next Arbor Day Celebration or other community tree-planting initiatives. Your efforts continue to make an impact!

Thank you for your ongoing commitment to urban and community forestry. We're thrilled to have you in the Tree City USA community this year and look forward to supporting your efforts in the future.

The Arbor Day Foundation

[View Application](#)



Re: CDBG Block Grant Meeting

From Linda Greengas <greengaslinda1@gmail.com>

Date Wed 3/11/2026 6:05 PM

To Carol Hazen <chazen@Hamden.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Carol,

Thank you for responding so quickly. I learned of the last meeting purely by chance. I was at the Senior Center and happened to pick up The Advisor and found the announcement about the meeting.

I didn't have a chance to review any of the documents prior to the meeting but have since reviewed everything that was mentioned at the presentation. I am very interested in learning as much as I can before the next scheduled meeting on the 18th; however, I was under the impression that HUD guidelines recommended more notice.

Prior to my retirement I worked for several non-profit agencies and even taught grant writing. I look forward to getting more involved.

Again, thank you for your quick response. I hope to attend the meeting on the 18th.

Linda Greengas

On Wed, Mar 11, 2026, 5:52 PM Carol Hazen <chazen@hamden.com> wrote:

Thank you, Steve.

Dear Ms. Greengas,

Thank you for attending the February 25, 2026, public meeting and for sharing your thoughts about community participation in the CDBG planning process. We appreciate residents who take an interest in these discussions and contribute feedback on how the Town can continue to strengthen community engagement.

The February 25 meeting was held to review the final draft of the PY52 Annual Action Plan (July 1, 2026 – June 30, 2027). Development of the PY52 plan began last fall and will conclude following the required public comment period and the March 18th meeting.

The Annual Action Plan is implemented within the framework of the Town's Five-Year Consolidated Plan, which establishes broader housing and community development priorities. That planning process began in 2024 and concluded with Legislative Council approval in April 2025. The PY52 Annual Action Plan represents Year 2 of that five-year consolidated (strategic) plan.

Throughout planning processes, the Town provides multiple opportunities for public participation, including public hearings, public comment periods, and public notices in accordance with HUD requirements and the town's approved Citizen Participation Plan. Community input is an important part of helping shape program priorities.

At the March 18 meeting at the Keefe Center, our team will be happy to review the CDBG planning process, including how the Annual Action Plan relates to the Five-Year Consolidated Plan and the opportunities for public input throughout each planning year. We welcome your participation and any suggestions you may have.

To learn more about the CDBG plans and programs, please visit: <https://www.hamdenedc.com/sam/>

Thank you again for your interest in the CDBG program and for your continued engagement in community discussions.

Best,

Carol A. Hazen
Director, Grants & Capital Projects
Office of Economic and Community Development
203.287.7000 Ext. 7016

From: Stephen Fontana <SFontana@hamden.com>
Sent: Wednesday, March 11, 2026 11:37 AM
To: Linda Greengas <greengaslinda1@gmail.com>
Cc: Carol Hazen <chazen@Hamden.com>
Subject: RE: CDBG Block Grant Meeting

Ms. Greengas,

Thanks for your email.

I will defer to Carol to provide you with the details, but I can assure you that the Town's process for preparing its annual CDBG plan is extremely thorough, encourages public input, and fully complies with all federal HUD regulations. She can share with you the details on the exhaustive process that the Town has followed since last fall to provide the public with notice of its multiple opportunities to offer input and feedback, and how it fully complies with federal HUD regulations.

Steve

Steve Fontana
Economic Development Director, Town of Hamden
(203) 287-7033 (o)
(475) 392-8979 (c)

From: Linda Greengas <greengaslinda1@gmail.com>
Sent: Wednesday, March 11, 2026 11:30 AM
To: Stephen Fontana <SFontana@hamden.com>

Cc: Carol Hazen <chazen@Hamden.com>

Subject: CDBG Block Grant Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Diretor Fontana;

I attended the February 25, 2026 CDBG Community Public Hearing in order to get a better understanding of Hamden's intentions for the revitalization of the Highwood Community. Attendance to the public hearing was extremely low, with only nine (9) present. This is far from representative, which implies to me that the notification process is definitely lacking. Although your staff may believe that most households have a computer, it's presumptuous to believe that they have access to the internet; yet this is the primary source of notification of public hearings.

I have just learned that there will be another meeting at the Keefe Center on the 18th of March. I believe it is a requirement of HUD that public hearing meetings require a 30 day notice so that citizens have time to review documents and submit comments. Has the public reviewed the 5-year consolidation plan nevertheless the annual action plan? Has the public been made aware of the correlation between the two documents? Certainly a two (2) week notice does not meet HUD requirements.

Please review the method of operation and the pattern of behavior in this matter and perhaps address the non-compliance and the lack of encouraging public input during the meeting.

Linda Greengas
Hamden Resident

Town of Hamden

Public Comments on the CDBG Annual Action Plan and CAPER

Public Hearing

February 25, 2026

6:00 p.m.

Chris Schurk – 110 Piper Road, -, Rhonda Caldwell – 38 Glendale St. – Douglas Chmielecki – 163 Woodin - Donald Moses

Concern:

Several residents and business owners indicated that they were unaware of the CAPER review process, the Annual Action Plan, or the public hearing itself until shortly before the meeting. While notices were posted through traditional channels such as the Town website and newspaper, participants noted that these methods may not effectively reach many residents and businesses within the CDBG target area.

Participants suggested expanding outreach efforts to better engage low- and moderate-income residents and local businesses. Suggestions included targeted mailings within the designated CDBG neighborhood, direct outreach to businesses within the commercial corridor, and additional neighborhood-based meetings that allow residents to discuss community priorities in a less formal setting.

Chris Schurk 110 Piper Road, - Donald Moses

Concern: Structure of the Commercial Façade Improvement Program

Discussion also focused on the structure of the commercial façade improvement program. Participants expressed support for the program’s goal of improving the appearance and economic vitality of the commercial district. However, concerns were raised that the current reimbursement-only model may create financial barriers for some small business owners who may not have the ability to cover project costs upfront.

Several participants suggested that the Town consider options such as milestone-based reimbursements or other approaches that could help address cash-flow constraints while maintaining appropriate financial safeguards.

Chris Schurk – 110 Piper Road, - Linda Douglas – 135 Putnam Ave – Donald Moses

Concern: Infrastructure and Neighborhood Conditions

Residents raised concerns about ongoing infrastructure needs in the CDBG target area, including sidewalk conditions, lighting, and general neighborhood maintenance. Participants expressed interest in understanding how infrastructure projects are prioritized and how funds allocated for public improvements will be directed within the target area.

Rhonda Caldwell– 38 Glendale St. – Donald Moses

Concern: Transparency and Communication

Participants suggested that providing clearer summaries of how CDBG funds are used each year could improve community awareness and engagement. Examples discussed included publishing simple summaries of funded projects, infrastructure improvements, and public service programs supported by CDBG funding.

Rhonda Caldwell – 38 Glendale St. – Chris Schurk- 110 Piper Road - Donald

Concern: Community Engagement and Trust

A broader theme discussed during the hearing was the importance of strengthening relationships between the Town and residents within the CDBG service area. Several participants emphasized that consistent outreach, visible engagement, and clear communication about program outcomes could help build greater community confidence and encourage ongoing participation in the planning process.

Ignore
 Block
 Delete
 Archive
 Report
 Reply
 Reply all
 Forward
 Meeting
 Share to Teams
 Zoom
 Move
 Sweep
 Rules

CDBG

DM

donald moses <donaldamoses@gmail.com>

To: Carol Hazen

Thu 2/26/2026 4:52 PM

Cc: Sharon Regan; Camile Samuels; sfontana@hamden.com; (Vau

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Carol;

Here we are at another year of submission for the CDBG application package to HUD.

Despite the unfortunate occurrence of the public hearing notice being abruptly changed from the 26th to the 25th of February, those attending the meeting provided valuable input on what the community needs are and how to maximize response from the citizens of the Highwood Community. I personally can attest to the fact that the unreasonable change had an adverse effect on many citizens of the Highwood community who were planning to attend the public hearing, originally scheduled for 26th February 2026.

During the discussion on the notification process I wholeheartedly appreciate your understanding of the impact and thus your agreeing to hold another public hearing on the CDBG application process. I imagine that there will also be a 30 day period for the next meeting, which gives you enough time to implement a broader reach to the citizens (business owners) of the Highwood Community. If there is any way in which I can help to expedite matters, to assure that criterias are met for the submission of the CDBG application to HUD, please let me know.

Thank you for your efforts and have a great day. I am looking forward to hearing from you regarding the date and time for the next CDBG public hearing.

Kindly

Donald Moses
(203)768-3833

Reply
 Reply all
 Forward

TOWN OF HAMDEN
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
2750 Dixwell Avenue, Hamden, Connecticut 06518

MEMORANDUM

DATE: March 3, 2026

RE: Response to Public Comment Regarding CDBG Program Year 52 Public Hearing

FROM: Carol Hazen, Director, Grants & Capital Projects

Purpose

This memorandum is issued in response to a written complaint received on February 26, 2026, regarding the date of the Community Development Block Grant (CDBG) Program Year (PY)52 public hearing. The Town of Hamden values public engagement and welcomes all feedback related to the CDBG program. This response is intended to provide clarity regarding the public hearing process, confirm the Town's compliance with all applicable U.S. Department of Housing and Urban Development (HUD) requirements, and outline the ongoing opportunities available for public input.

Background on the Public Hearing Flyer Date

The Town acknowledges that an early version of a supplemental outreach flyer for the PY 52 CDBG public hearing contained a typo (the original meeting date was not altered). It is important to note that this flyer served as supplemental outreach to encourage participation and was not the Town's sole or official method of public notification. The typographical error was promptly identified, corrected, and a revised flyer was recirculated. Staff also directly addressed the concern with the individual who raised it and confirmed that the error was limited to the supplemental flyer and did not affect any required public notices.

The original flyer had been posted on January 30, 2026. The corrected flyer was posted on February 10, 2026. The revised flyer and all other public notice materials reflected the correct hearing date of Wednesday, February 25, 2026.

Public Notice Compliance

The Town met and, in fact, exceeded all required public notification standards for the February 25, 2026, public hearing in full compliance with HUD regulations under 24 CFR §91.105 and the Town's HUD-approved Citizen Participation Plan. Specifically:

- Newspaper advertisements were published within required timeframes and contained the correct public hearing date. This legal notice appeared on January 27, February 3, February 10, and February 17.
- The official public notice was posted and clocked in at the Town Clerk's Office on January 22, 2026 (please see attached).

- The PY52 Draft Annual Action Plan was made publicly available on the Town’s website and at Government Center from January 27 through February 27, 2026, constituting the required 30-day public comment period during which residents were invited to submit written comments.
- The public hearing was held on February 25, 2026, at 6:00 p.m. at the Keefe Community Center, 11 Pine Street, Hamden, CT 06514, consistent with all published official notices.

Attendance and Participation

Attendance at the February 25, 2026, public hearing was consistent with prior hearing participation levels. The October 1, 2025, public hearing had 9 attendees, and the February 25, 2026, hearing also had 9 attendees. This data does not suggest any reduction in attendance attributable to the flyer error. In addition to in-person participation, the Town received one written public comment via email during the 30-day comment period, further demonstrating that multiple avenues for input were available and accessible.

Regarding the Request for Additional Public Hearing

The Town appreciates the suggestion that an additional public hearing be held. While the Town takes all concerns regarding communication accuracy seriously, scheduling an additional hearing with 30 days’ advance notice would cause the Town to miss its May 15, 2026, deadline to submit the PY52 Annual Action Plan to HUD. Failure to meet this deadline could jeopardize the Town’s continued program eligibility and funding. The Town must adhere to established schedules to ensure continued compliance with federal requirements and uninterrupted access to CDBG resources that benefit Hamden residents.

It should also be noted that HUD regulations require a minimum of two public hearings annually, one held early in the planning process to obtain input on community needs, and one to review proposed activities and/or past program performance (24 CFR §91.105(e)). The Town has met this requirement for PY52.

Ongoing Opportunities for Public Input

The Town of Hamden is committed to transparency, accessibility, and meaningful public engagement throughout the CDBG program year, not only during the formal public hearing and comment periods. Residents, community organizations, and business owners have multiple ongoing avenues to participate in and provide input on the CDBG program:

- Written comments may be submitted at any time to cdbg@hamden.com. All written comments will be considered prior to the submission of the PY52 Annual Action Plan to HUD.
- The Community Development Advisory Commission (CDAC) meets monthly on the second Wednesday of each month at 6:30 p.m. with virtual participation available. The next scheduled meeting is March 11, 2026. All meetings are open to the public and provide an opportunity to provide public input.
- Residents and agencies are encouraged to contact the Economic and Community Development Department directly to schedule a meeting to discuss community needs, proposed activities, or any concerns related to the CDBG program. The CDBG program also has a community services representative available Wednesday – Friday during normal business hours at the Keefe Community Center.

- The Town actively promotes CDBG program information through multiple outreach channels, including the Town website (hamden.com), social media platforms (Facebook, Instagram, Threads, TikTok), event listings on Hamden Patch, Eventbrite, CitySpark, the Hello Hamden App, the digital display in the Government Center lobby, the Hamden Economic and Community Development website (hamdenedc.com), direct email outreach to local nonprofits and small businesses, and community organizations.
- Feedback and complaints related to the CDBG program may be submitted in writing at any time. The Town will make every reasonable effort to provide a written response within 15 working days, consistent with 24 CFR §91.105(a)(5).

Conclusion

The Town of Hamden responded promptly to the flyer error, maintained full compliance with all required public notice procedures, and provided multiple opportunities for public participation during the PY52 CDBG planning process.

The Town remains committed to transparency, accessibility, and continuous improvement in its outreach efforts. We welcome and encourage continued community engagement and look forward to working collaboratively with all Hamden residents to ensure that CDBG resources are directed where they are most needed.

For questions or to provide additional input, please contact the Economic and Community Development Department at cdbg@hamden.com or visit the department at Hamden Government Center at 2750 Dixwell Avenue, Hamden, CT 06518.

Attachments:

- Stamp from Town Clerk's Office
- Newspaper Ads

**PUBLIC NOTICE
TOWN OF HAMDEN**

**NOTICE OF AVAILABILITY
NOTICE OF PUBLIC HEARING**

PROGRAM YEAR 52 DRAFT ANNUAL ACTION PLAN

Received for record 1/22/2026
at 1 h 25 m P M at Hamden, CT
Karamal Nickens
Hamden Town Clerk

Availability of Plan for Public Comment and Review

The Town of Hamden has completed a draft of its Community Development Block Grant (CDBG) Program Year (PY) 52 Annual Action Plan. Hamden receives entitlement funds on an annual basis through the U.S. Department of Housing and Urban Development (HUD) for local projects to primarily benefit low- and moderate- income residents. The Town's estimated CDBG allocation for PY 52, which covers the period from July 1, 2026 through June 30, 2027 is \$458,833. The amount of CDBG anticipated for PY 52 is based upon the 2025 funding level, and project budgets will be updated subsequent to HUD announcing the allocation.

The following projects are proposed for funding for PY 52:

Anticipated Annual CDBG Allocation	\$458,833
CDBG Program Administration (20% of allocation)	\$91,766
Public Services (15% annual allocation)	\$68,824
Infrastructure (sidewalks, other public infrastructure improvements, public facility improvements, etc.)	\$100,000
Small Home Repair Program- Residential Rehabilitation	\$198,243
Total CDBG Funding	\$458,833

Public Hearing Notice

Notice is hereby given that a Public Hearing will be held on February 25, 2026, at 6:00 p.m. at the Keefe Community Center, 11 Pine Street, Hamden, CT 06514 to accept public comments on the draft plan and proposed activities. The public hearing will include accomplishments reported in the CAPER submitted to HUD for the prior program year for the period July 1, 2024 through June 30, 2025. Comments on the CAPER will be accepted at the February 26, 2026 public hearing.

Public Comment Period

The PY 52 DRAFT Annual Action Plan will be available beginning January 27, 2026 on the Town of Hamden's website <https://www.hamden.com/communitydevelopment> and in the Economic Development Department at Government Center, 2750 Dixwell Avenue. A public comment period will commence on January 27, 2026, and will end at close of business on February 27, 2026. Translation may be provided with advanced notice.

Written comments on the proposed plan are encouraged. Please direct written comments to: cdbg@hamden.com. All comments will be considered prior to submitting the PY 52 Annual Action Plan to HUD.

Persons requiring translation services or persons with disabilities must contact the Town no less than three days in advance of viewing the draft plan or the public hearing date to request a reasonable accommodation necessary to participate in the proceedings.

La información será proporcionada en español por petición.



Re: CDBG mtg

From linda chmielecki <lindachmielecki@gmail.com>

Date Tue 3/10/2026 11:44 AM

To Carol Hazen <chazen@Hamden.com>

Cc Stephen Fontana <SFontana@hamden.com>; Adam Sendroff <asendroff@Hamden.com>;
dchmielecki@yahoo.com <dchmielecki@yahoo.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for responding to my email.

On Tue, Mar 10, 2026 at 11:31 AM Carol Hazen <chazen@hamden.com> wrote:

Dear Ms. Chmielecki,

Thank you for taking the time to write and for your continued engagement with the CDBG process. Community input is an important part of how the Town plans and prioritizes the use of these funds, and I appreciate you sharing your perspective.

I want to let you know that an additional public meeting has been scheduled for Wednesday, March 18, 2026, at 6:00 p.m. at the Keefe Community Center, [11 Pine Street, Hamden](#). This meeting will provide another opportunity for residents to share input on community needs and the proposed Annual Action Plan for Program Year 52. I hope you and others from the Highwood community will be able to attend.

I also want to clarify the program submission timeline. The Town's deadline to submit the PY 52 Annual Action Plan to HUD is May 15, 2026, earlier than the August 16 federal deadline referenced at the meeting. This earlier deadline reflects the Town's program calendar and is important to our ability to ensure continued funding and compliance with timeliness requirements.

Regarding the Keefe Center renovation and community beautification, I want to assure you that we heard these concerns. The PY 52 budget does include a line item for Infrastructure and Public Facility Improvements. That said, decisions on how CDBG funds are allocated must also account for project readiness, as HUD requires funded activities to be implemented in a timely manner. For a capital project such as a Keefe Center renovation, the lead would be the Engineering and Public Works Departments. Once a project scope is established and the project is positioned to move forward, CDBG can be considered as a potential funding source. I would encourage you to share your interest in that project with your council representatives as well.

I look forward to seeing you at the March 18th meeting and continuing this conversation.

Best,

[Carol A. Hazen](#)

Director, Grants & Capital Projects
Office of Economic and Community Development
203.287.7000 Ext. 7016

From: linda chmielecki <lindachmielecki@gmail.com>
Sent: Tuesday, March 10, 2026 7:38 AM
To: Carol Hazen <chazen@Hamden.com>
Cc: Stephen Fontana <SFontana@hamden.com>; Adam Sendroff <asendroff@Hamden.com>;
dchmielecki@yahoo.com <dchmielecki@yahoo.com>
Subject: CDBG mtg

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I would have missed the Community Development block grant meeting on February 25, 2026 due to unreasonable advance notice, but, I was notified by Donald Moses of a last minute change from the original date of February 26, 2026. During the meeting, I found the information provided by you and your staff gave no consideration to the needs of the community but , only to what was predetermine. Although attendees of the meeting specifically shared their concerns for the renovation of the Keefe Center as well as tree planting to beautify the community. It appears that you refused to entertain the needs of the community.

The recording of the meeting will give a clear view of what was discuss, and although you agreed to have a third public hearing before the CDBG application is submitted to HUD, your March 3, 2026 in response to Mr. Moses inquiring, clearly implies that you have reneged on your pledge to the community. It was stated during the meeting that the absolute deadline for submitting the CDBG application is August 16 2026, and the minimum requirement of two public hearing does not prevent the town form having another hearing. These hearings are designed to facilitate citizens participation and inpute to community develop needs and proposed activities. The annual action plan does not show the town willingness to listen to the citizens of the Highwood community needs, nevertheless implementing the require changes to the community that will create suitable living environments and expand economic opportunities.

As a resident of the Highwood community I am asking that you hold a third public hearing before the CBDG application is submitted to HUD, so that you can share the needs assessments and market analysis data you have collected in order to construct the annual action plan.

We are looking forward to hearing from you soon.

Thank You

Linda Chmielecki

163 Woodin st



Re: CDBG mtg

From Carol Hazen <chazen@Hamden.com>

Date Tue 3/10/2026 11:31 AM

To linda chmielecki <lindachmielecki@gmail.com>

Cc Stephen Fontana <SFontana@hamden.com>; Adam Sendroff <asendroff@Hamden.com>;
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Dear Ms. Chmielecki,

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I want to let you know that an additional public meeting has been scheduled for Wednesday, March 18, 2026, at 6:00 p.m. at the Keefe Community Center, 11 Pine Street, Hamden. This meeting will provide another opportunity for residents to share input on community needs and the proposed Annual Action Plan for Program Year 52. I hope you and others from the Highwood community will be able to attend.

I also want to clarify the program submission timeline. The Town's deadline to submit the PY 52 Annual Action Plan to HUD is May 15, 2026, earlier than the August 16 federal deadline referenced at the meeting. This earlier deadline reflects the Town's program calendar and is important to our ability to ensure continued funding and compliance with timeliness requirements.

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I look forward to seeing you at the March 18th meeting and continuing this conversation.

Best,

Carol A. Hazen
Director, Grants & Capital Projects
Office of Economic and Community Development
203.287.7000 Ext. 7016

From: linda chmielecki <lindachmielecki@gmail.com>

Sent: Tuesday, March 10, 2026 7:38 AM

To: Carol Hazen <chazen@Hamden.com>

Cc: Stephen Fontana <SFontana@hamden.com>; Adam Sendroff <asendroff@Hamden.com>;
dchmielecki@yahoo.com <dchmielecki@yahoo.com>

Subject: CDBG mtg

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As a resident of the Highwood community I am asking that you hold a third public hearing before the CBDG application is submitted to HUD, so that you can share the needs assessments and market analysis data you have collected in order to construct the annual action plan.

We are looking forward to hearing from you soon.

Thank You

Linda Chmielecki

163 Woodin st



CDBG Program

From Sonia Powell <soniapowell1979@gmail.com>

Date Mon 3/9/2026 3:50 PM

To Carol Hazen <chazen@Hamden.com>

Cc Stephen Fontana <SFontana@hamden.com>; Adam Sendroff <asendroff@Hamden.com>

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Dear Director Hazen;

I have been a resident of the Highwood Community for decades and find the neglect of this community to be parimount.

In preparation for the February 19, 2026 Newhall Foundation repair and former middle school demolition community meeting, I received an email notifying me of the meeting. with such, why didn't I receive notification of the February 26 or 25 Community Development Block Grant meeting? It's my understanding that the meeting was scarcely attended, and the discussion was predicated on a predetermined plan, and not the perceived needs of the community.

I have not seen a copy of the 5-year consolidated plan nor the annual action plan. It's my understanding that public input is mandatory for each public hearing, prior to either plan being submitted to HUD. Therefore, please help me to understand who determines the primary benefits for the low and moderate income residents of the Highwood community, particularly when the Keefe Center is not included in the proposed annual action plan for restoration during 2026 through 2027? The inadequate community outreach should be enough of a concern to hold another public hearing before the CDBG application is submitted to HUD.

Please email me in an effort to assure that I am notified in the future.

Thank you.

Sonia Powell



Re: CDBG Program

From Carol Hazen <chazen@Hamden.com>

Date Mon 3/9/2026 5:04 PM

To Sonia Powell <soniapowell1979@gmail.com>

Cc Stephen Fontana <SFontana@hamden.com>; Adam Sendroff <asendroff@Hamden.com>

Subject: RE: CDBG Program

Dear Ms. Powell,

Thank you for reaching out and for your continued commitment to the Highwood community. Public participation is a cornerstone of the CDBG program, and we welcome input from residents like you.

To address a few of the points you raised:

Regarding the Consolidated Plan and Annual Action Plan, the Five-Year Consolidated Plan and the PY51 Annual Action Plan were both approved and submitted to HUD last year. The PY52 Annual Action Plan has been in the planning phase since the fall of 2025, and multiple opportunities for public input have been incorporated throughout that process, including public notices, a 30-day public comment period, and the October 1, 2025, and the February 25, 2026, public hearings.

Regarding the February 19th Newhall Foundations and Demolition of the former Middle School buildings meeting notification — the email you received was likely sent by the Hamden Newhall Neighborhood Association (HNNA), which hosted the event. That meeting was separate from the CDBG public hearing process. The CDBG public hearing notices were published through the Town's required notification channels, including the Town Clerk's office, newspaper advertisements, the Town website, and social media, with a 15+ day public notice period.

Looking ahead, the next CDBG community meeting is scheduled for Wednesday, March 18, 2026, at 6:00 p.m. at the Keefe Community Center. We would very much welcome your participation and encourage you to share your thoughts on the community's needs at that time.

Please feel free to reach out with any additional questions in the meantime.

Best,

[Carol A. Hazen](#)
[Director, Grants & Capital Projects](#)
[Office of Economic and Community Development](#)
[203.287.7000 Ext. 7016](#)

From: Sonia Powell <soniapowell1979@gmail.com>

Sent: Monday, March 9, 2026 3:50 PM

To: Carol Hazen <chazen@Hamden.com>

Cc: Stephen Fontana <SFontana@hamden.com>; Adam Sendroff <asendroff@Hamden.com>

Subject: CDBG Program

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In preparation for the February 19, 2026 Newhall Foundation repair and former middle school demolition community meeting, I received an email notifying me of the meeting. with such, why didn't I receive notification of the February 26 or 25 Community Development Block Grant meeting? It's my understanding that the meeting was scarcely attended, and the discussion was predicated on a predetermined plan, and not the perceived needs of the community.

I have not seen a copy of the 5-year consolidated plan nor the annual action plan. It's my understanding that public input is mandatory for each public hearing, prior to either plan being submitted to HUD. Therefore, please help me to understand who determines the primary benefits for the low and moderate income residents of the Highwood community, particularly when the Keefe Center is not included in the proposed annual action plan for restoration during 2026 through 2027? The inadequate community outreach should be enough of a concern to hold another public hearing before the CDBG application is submitted to HUD.

Please email me in an effort to assure that I am notified in the future.

Thank you.

Sonia Powell

**PUBLIC NOTICE
TOWN OF HAMDEN**

**NOTICE OF AVAILABILITY
NOTICE OF PUBLIC HEARING**

PROGRAM YEAR 52 DRAFT ANNUAL ACTION PLAN

Received for record 1/22/2026
at 1 h 25 m P M at Hamden, CT
Karamal Nickens
Hamden Town Clerk

Availability of Plan for Public Comment and Review

The Town of Hamden has completed a draft of its Community Development Block Grant (CDBG) Program Year (PY) 52 Annual Action Plan. Hamden receives entitlement funds on an annual basis through the U.S. Department of Housing and Urban Development (HUD) for local projects to primarily benefit low- and moderate- income residents. The Town's estimated CDBG allocation for PY 52, which covers the period from July 1, 2026 through June 30, 2027 is \$458,833. The amount of CDBG anticipated for PY 52 is based upon the 2025 funding level, and project budgets will be updated subsequent to HUD announcing the allocation.

The following projects are proposed for funding for PY 52:

Anticipated Annual CDBG Allocation	\$458,833
CDBG Program Administration (20% of allocation)	\$91,766
Public Services (15% annual allocation)	\$68,824
Infrastructure (sidewalks, other public infrastructure improvements, public facility improvements, etc.)	\$100,000
Small Home Repair Program- Residential Rehabilitation	\$198,243
Total CDBG Funding	\$458,833

Public Hearing Notice

Notice is hereby given that a Public Hearing will be held on February 25, 2026, at 6:00 p.m. at the Keefe Community Center, 11 Pine Street, Hamden, CT 06514 to accept public comments on the draft plan and proposed activities. The public hearing will include accomplishments reported in the CAPER submitted to HUD for the prior program year for the period July 1, 2024 through June 30, 2025. Comments on the CAPER will be accepted at the February 26, 2026 public hearing.

Public Comment Period

The PY 52 DRAFT Annual Action Plan will be available beginning January 27, 2026 on the Town of Hamden's website <https://www.hamden.com/communitydevelopment> and in the Economic Development Department at Government Center, 2750 Dixwell Avenue. A public comment period will commence on January 27, 2026, and will end at close of business on February 27, 2026. Translation may be provided with advanced notice.

Written comments on the proposed plan are encouraged. Please direct written comments to: cdbg@hamden.com. All comments will be considered prior to submitting the PY 52 Annual Action Plan to HUD.

Persons requiring translation services or persons with disabilities must contact the Town no less than three days in advance of viewing the draft plan or the public hearing date to request a reasonable accommodation necessary to participate in the proceedings.

La información será proporcionada en español por petición.



Re: Additional CDBG Meeting

From Alina Schurk <aschurk@icloud.com>
Date Thu 3/5/2026 5:11 PM
To Carol Hazen <chazen@Hamden.com>
Cc Stephen Fontana <SFontana@hamden.com>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you for your reply.

Alina Schurk

On Mar 5, 2026, at 5:06 PM, Carol Hazen <chazen@hamden.com> wrote:

Subject: RE: Additional CDBG Meeting

Dear Ms. Schurk,

Thank you for reaching out. Your engagement with the CDBG process is genuinely valued.

I want to take this opportunity to clarify a point from my March 3rd response to Mr. Moses. That communication did not state that an additional public meeting would not be held. Rather, it addressed the specific request for a new hearing with a 30-day notice period, which, as outlined in that memo, is not feasible given the Town's May 15th HUD submission deadline.

I'm pleased to share that the Town will hold an additional public input opportunity, which will be noticed in accordance with the 7-day public hearing notification standard. Staff is actively working to finalize the arrangements, and details regarding the date, time, and location will be shared as soon as they are confirmed.

We remain committed to ensuring that residents and business owners have meaningful opportunities to participate in the CDBG process. We look forward to your continued involvement and welcome your input at the upcoming meeting.

Thank you again for your patience and your advocacy on behalf of the community.

Best,

Carol A. Hazen
Director, Grants & Capital Projects
Office of Economic and Community Development
203.287.7000 Ext. 7016

From: aschurk@icloud.com <aschurk@icloud.com>
Sent: Thursday, March 5, 2026 3:15 PM
To: Carol Hazen <chazen@Hamden.com>; Stephen Fontana <SFontana@hamden.com>
Subject: Additional CDBG Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good day, Director Hazen,

This email is regarding the CDBG Public Hearing Meeting that was held on the rescheduled date of Wednesday, February 25, 2026. It was discussed at this meeting and decided upon by all attendees, as well as your staff, that an additional public input hearing would be held.

The decision, which again, was discussed and agreed to by the staff administering this grant, was deemed necessary in order to allow any and all residents and business owners that were unable to attend the rescheduled 2/25 meeting the opportunity to hear and participate in your CDBG presentation.

It comes as quite a disappointment to read your March 3rd response to Donald Moses' email regarding such a meeting stating that no additional meeting will occur.

You clearly outline in your response that the administration has met it's obligations as to the minimum required number of public input hearings as well as providing details supporting the rescheduling of the February meeting. Although the town may have met it's obligation in holding 2 meetings, a 3rd meeting is not prohibited by HUD. Unfortunately, all of this information was known to you at the time of the 2/25 meeting and yet you let the meeting attendees believe that an additional meeting would be made available.

We find this behavior unacceptable and as such this document is being copied to the Economic Director for his review and timely response.

Thank you for your time,
Alina Schurk

Sharon Regan

From: Delores Williams <deloressurvernewilliams@gmail.com>
Sent: Thursday, February 12, 2026 1:50 PM
To: Community Development Block Grant
Subject: Public Comment: Investing in Our Future – The \$100,000 Sidewalk Expansion

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Honorable Members of the Hamden Town Council,

I am writing to express my strong support for the proposed \$100,000 investment in expanding Hamden's sidewalk infrastructure.

We often view infrastructure through the lens of utility—pavement, pipes, and permits. However, a community's character is truly found in the paths it paves for its people. To invest in our sidewalks is to do more than pour concrete; it is to stitch together the disparate threads of our neighborhoods into a **unified tapestry of accessibility and shared life**.

The Architecture of Belonging

Sidewalks are the democratic arteries of a town. They represent an invitation to step out of the isolation of the automobile and into the vibrant reality of the commons. By bridging the gaps in our current infrastructure, we foster the "eyes on the street" that ensure public safety and nurture the spontaneous, face-to-face encounters that turn a collection of houses into a **resilient community**.

A Covenant of Safety and Inclusion

For our most vulnerable neighbors—the child walking to school, the senior citizen seeking a morning breath of air, and those navigating the world with mobility aids—a sidewalk is not a luxury; it is a **fundamental right of passage**. This investment removes the invisible barriers that currently force our citizens into the path of traffic, asserting that in Hamden, the pedestrian's safety is held in higher regard than the speed of the commute.

The Pulse of Public Health and Prosperity

In an era of increasing sedentary lifestyles, a walkable environment is a proactive prescription for town-wide wellness. Furthermore, there is a direct correlation between a town's "walkability" and its economic soul. Beautifully maintained pathways signal to residents and visitors alike that Hamden values its aesthetic and functional integrity. This modest allocation serves as a **catalyst for property value and local commerce**, attracting families who seek a lifestyle defined by connection rather than congestion.

The Path Forward

The \$100,000 requested is a modest price for a permanent legacy. It is an opportunity for Hamden to lead with intention—choosing to be a town that is not merely passed through, but one that is **lived in, walked through, and cherished**. I urge the Council to approve this funding, not just for the Hamden of today, but for the generations who will walk these paths long after we are gone.

Respectfully,

Delores

14 Maplecrest Lane

Delores S. Williams
Doctor of Occupational Therapy, Candidate
University of New Haven
DeloresSurverneWilliams@gmail.com
347-204-0838

Residents raised concerns about ongoing infrastructure needs in the CDBG target area, including sidewalk conditions, lighting, and general neighborhood maintenance. Participants expressed interest in understanding how infrastructure projects are prioritized and how funds allocated for public improvements will be directed within the target area.

Rhonda Caldwell– 38 Glendale St. – Donald Moses

Concern: Transparency and Communication

Participants suggested that providing clearer summaries of how CDBG funds are used each year could improve community awareness and engagement. Examples discussed included publishing simple summaries of funded projects, infrastructure improvements, and public service programs supported by CDBG funding.

Rhonda Caldwell – 38 Glendale St. – Chris Schurk- 110 Piper Road - Donald

Concern: Community Engagement and Trust

A broader theme discussed during the hearing was the importance of strengthening relationships between the Town and residents within the CDBG service area. Several participants emphasized that consistent outreach, visible engagement, and clear communication about program outcomes could help build greater community confidence and encourage ongoing participation in the planning process.

Town of Hamden

Public Comments on the CDBG Annual Action Plan and CAPER

Public Hearing

February 25, 2026

6:00 p.m.

Chris Schurk – 110 Piper Road, -, Rhonda Caldwell – 38 Glendale St. – Douglas Chmielecki – 163 Woodin - Donald Moses

Concern:

Several residents and business owners indicated that they were unaware of the CAPER review process, the Annual Action Plan, or the public hearing itself until shortly before the meeting. While notices were posted through traditional channels such as the Town website and newspaper, participants noted that these methods may not effectively reach many residents and businesses within the CDBG target area.

Participants suggested expanding outreach efforts to better engage low- and moderate-income residents and local businesses. Suggestions included targeted mailings within the designated CDBG neighborhood, direct outreach to businesses within the commercial corridor, and additional neighborhood-based meetings that allow residents to discuss community priorities in a less formal setting.

Chris Schurk 110 Piper Road, - Donald Moses – Douglas Chmielecki – 163 Woodin

Concern: Structure of the Commercial Façade Improvement Program

Discussion also focused on the structure of the commercial façade improvement program. Participants expressed support for the program’s goal of improving the appearance and economic vitality of the commercial district. However, concerns were raised that the current reimbursement-only model may create financial barriers for some small business owners who may not have the ability to cover project costs upfront.

Several participants suggested that the Town consider options such as milestone-based reimbursements or other approaches that could help address cash-flow constraints while maintaining appropriate financial safeguards.

Chris Schurk – 110 Piper Road, - Linda Douglas – 135 Putnam Ave – Donald Moses

Concern: Infrastructure and Neighborhood Conditions



TOWN OF HAMDEN, CONNECTICUT

Community Development Citizens Advisory Commission Minutes

Hamden Government
Center
2750 Dixwell Avenue
Hamden, CT 06518
Tel: (203) 287-7070
Fax: (203) 287-7075

Special Meeting

6:30 PM, February 10, 2026

[Click to View Agenda](#)

1. CALL TO ORDER

The meeting was called to order at 6:37.

2. ATTENDANCE

In Attendance: Brian Courtney, Chair; Michael Brooks; Mike Johnson.

Also in Attendance: Camile Samuels, Economic Development Liaison; Robert Velez, attending clerk.

Elaine Balsley of Reachout; Desire Sessions of of God's Miracle; Sarah Lockery of The Children's Society; Jameson Davis and Sameir Rankin; John Michael Parker and Loraine Brown of Arts for the Learning; Beverly Felix, Michael Minto, Robert Tullonge, and Donovan Lofters of Hamden Rovers; David Asbery of Fixing Fathers; Dawn Poindexter of Abundant Harvest; Jahkeeva Morgan of Conncorp.

3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of previous meeting minutes was pushed to a future meeting due to time constraints.

4. PUBLIC COMMENT

There was no public comment.

5. COMMUNITY DEVELOPMENT MANGER'S UPDATE

There was no community development manager's update due to the interviews being held.

6. PUBLIC SERVICE INTERVIEWS FOR CDBG FUNDING

Interview 1- Elaine Balsley, Director of Reachout.

- Ms. Elaine Balsley briefed the commission on
 - The organization began in 1994 as a not-for-profit.
 - They provide services to infants and toddlers specifically with disabilities.
 - The organization runs with a staff of 20 people.
 - They are currently budgeted for a small increase in funding.
 - While the organization operates financially underwater, Elaine offered that they should have funding that extends by years. but new increases in revenue would not be seen until 2027.

- Chairman Courtney asked what is reachout's overall goal and for more information on the organization.
- Interview 2- Desire Sessions, Representative for God's Miracle.
 - God's Miracle is run through a community church and has been in operation for the last 30 years.
 - They are usually engaging in raising funds as there are limited resources for their community,
 - Some events that God's Miracle hosts are backpack events for students in need, an open food pantry for the public including non church members, and they are looking to expand the ways in which they can help the community.
 - Commissioner Johnson asked Ms. Sessions if she was aware that it is a reimbursement grant.
- Interview 3- Jameson Davis and Sameir Rankin of the African American Society.
 - Both representatives serve as co-directors.
 - Working toward creating events for young children of minority communities geared toward nature, educational farm tours, opportunities for children to engage with Black history in physical spaces.
 - The organization also has a focus on mental health retreats and gardening. They are currently looking for other opportunities to open up to communities.

- -The commission took a 15 minutes break after the third interview.

- Interview 4- John Michael Parker and Loraine Brown of Arts for Learning.
 - This organization works through partnerships with local schools to help students engage with the Arts.
 - They focus on responsiveness to the needs of the schools and students.
 - They are seeking funding to continue providing services to students.

- Interview 5- Beverly Felix, Michael Minto, Robert Tullonge, Donovan Lofters of Hamden Rovers.
 - The Collective aim of the Hamden Rovers is to be a summer enrichment program
 - They are seeking funding to elevate the outcomes and what people will view as a rewarding experience.
 - They offer an array of activities to provide support to families and children in summer months.
 - The focus of this organization is access, opportunities and structures.

- Interview 6- David Asbery of Fixing Fathers.
 - A non profit that focuses on the mental health of families from the aspect of fathers and fatherhood.
 - Provides support through hosting events including events at museums/ sports games/ Lego games/ Chess events.
 - Looking for funding to expand making connections to help families.

- Interview 7- Dawn Poindexter of Abundant Harvest.
 - Dawn Poindexter is the founder and the organization has focused on community engagement since 2020.
 - Focus on mentorship, providing community support, providing services, and they are looking to provide services as the public safety center in the Hamden Plaza.
 - Funding would go toward 3 activities- Trauma informed, support groups, groups for families.

- Interview 8- Jahkeeva Morgan- Conncorp.
 - Working toward closing social/class gaps.
 - Looking to provide workshops/ and programs to help people get ahead with resources. Topics include Financial Stability, Career pathways, financial literacy, and they are hoping to be able to provide stipends.

7. OLD BUSINESS

There was no old business.

8. NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The commission adjourned at 9:09 PM.

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TOWN OF HAMDEN, CONNECTICUT

Community Development Citizens Advisory Commission Minutes

Hamden Government
Center
2750 Dixwell Avenue
Hamden, CT 06518
Tel: (203) 287-7070
Fax: (203) 287-7075

Special Meeting

6:30 PM, February 12, 2026

[Click to View Agenda](#)

1. CALL TO ORDER

The chair, Mr. Courtney, called the meeting to order at 6:40p.m.

2. ATTENDANCE

Commissioners in attendance: Brian C. Courtney, Mike Johnson, Michael Brook, Camile Samuels, Carol Hazen, Tanya Weaver.

3. PUBLIC COMMENT

There was no public comment.

4. COMMUNITY DEVELOPMENT MANGER'S UPDATE

No Updates.

5. PUBLIC SERVICE INTERVIEWS FOR CDBG FUNDING

YMCA:

The proposal that we put forward with this year's CDBG application is to support our summer enrichment program, which is part of summer camp. Traditionally, we serve about 350 kids a week at Camp Mount Laurel in Hamden. The age range is from 3 to 15 years old. post-pandemic, we have really found that this part of, the program really helps get the kids ready to go back to school the summer enrichment program. We work with QU's program, or their PT Move Me's program, ACEs, Hamden Youth Services, to do career exploration and job shadowing. Which helps, kind of just redirect behaviors, help children talk through, or young adults. What is causing them some distress, and how to make some positive choices moving forward, and really just help everybody kind of find their place, and find their peers, and build relationships in a safe and productive manner.

New Haven Home Ownership Center, INC:

We are a part of an affiliate of Neighborhood Housing Services of New Haven that has been around for 46 years. We are located on 333 Sherman Avenue in New Haven. We are

HUD-approved housing counseling agencies, so all of my housing specialists had to be nationally certified, pass a national exam, plus I send them for continuing education and credit coaching, budget coaching, mortgage delinquency counseling. We have someone who just passed the national certification for HECM, or Reverse Mortgage Counseling. One of the reasons why I really wanted to bring that into the fold, only one other agency within the state of Connecticut that had someone who was certified in reverse mortgage counseling.

Havens Harvest:

Our organization is a non-profit, environmental nonprofit, focused on food recovery. Actually was originally founded by my children and I. It was really accidental that it became an organization. It was just simply a project. Picking up the food and bringing it to the community.

What we learned along the way was that there are plenty of donors who want to donate food, but they don't have a community connection at that time. We have had a conversation with Sustainable CT to help municipalities understand that we can keep good food in the community and keep it at highest and best use and feed people, rather than letting it go to waste. We actually work pretty closely with Joe DeRisi and he is a long-time reuse advocate. If we are funded, what we will do is increase the staff time to recruit new food owners and build that ecosystem, and give as many of our current partners more food as they can use it, so that it really is a value add to their programs.

She Can Edit:

Jasmine Dawson. I am the founder of She Can Edit, and , I started off as a content creator in 2013. And I fell in love with editing when I was editing my own videos, and so I ended up going to school for post-production and getting my Master of Fine Arts in post-production. I have had over 10 years of experience in the industry, having worked with brands like Essence and BuzzFeed, and throughout my career. Women currently hold only 16% of film editing positions and women of color hold just 3%, yet Connecticut's creative economy generates \$2.3 billion annually. In 2026, we will be able to serve 24 girls, like I said before. It'll be 8 in our summer intensive, and 16 across 2 after-school cohorts. And those same laptops can serve over 120 girls over the next 5 years. This grant would be honestly, life-changing for us. It can definitely help our girls become Connecticut's next generation of creative tech professionals.

Legacy Developmental Services:

Brenda Moore, I am founder and director of Legacy Developmental Services, a nonprofit Organization in the town of Hamden. We were founded in 2023. On the basis that we wanted to provide services to children and young adults who have developmental

disabilities. We just got some families together initially as a support group, and said, we need to do something greater, so we started the organization. Kids with disabilities, boxing, you know, amazing. So, we, long-term, we want to open up a recreational center. We want to continue our program and continue these great services and reshape the landscape of disability recreation for the families of New Haven County.

Eli's Garden:

We are the co-founders of Eli's Garden of Healing. We are a nonprofit that was started in 2022.

We started Eli's Garden of Healing, as his legacy. Our organization is working to create a healing

Garden here in Hamden for people who are impacted by violence. The grant that we had submitted an application for was to support one of the programs that we currently run. We partner with the police department here in Hamden. They help to chaperon, so we're able to improve community policing relationships through that. The application that we submitted was to expand beyond just doing these sports trips to adding a whole thread that will help other youth that we don't currently have access to through just the sports program.

Clifford Beers:

Paula Carbone — I am the Director of Nursing, and I oversee our psychiatry department at Clifford Beers. Clifford Beers is an outpatient mental health facility. That has been around for about 100 years. I believe we are the first outpatient mental health clinic in the country. We are applying to seek partial funding to support a nurse coordinator in our psychiatry department, to help bridge the gap between psychiatry. Our nurses are integral in ensuring follow-up after hospitalizations or ER visits. That is involved, which is typically, like, neurologists, sometimes gastroenterologists. We assist with insurance navigation, Medicaid especially. Some medications need prior authorization, so we do advocate with insurance companies and do prior authorizations. So we are looking for partial funding for our nurse coordinator position, to serve approximately 16 clients in Hamden.

Partnership: Victoria Krakow - Director of Partnerships Adult Day Center in Hamden, past 42

years in Hamden. Probably one of the smallest adult day centers, in the area. I have been the director since 2020. We are asking for funds this year, to hire a therapeutic activity coordinator. We are open 5 days a week, 7.30 a.m to 3 p.m. And we serve breakfast. And a catered lunch. We have a snack in the afternoon. And we really do try to keep everyone moving.

Monitor My Health:

Katya Taylor presents Monitor My Health, Inc is a Nonprofit organization with a goal to prevent Type 2 diabetes, cardiovascular disease, and other chronic diseases and their complications through evidence-based lifestyle programs and self-management programs. So, the program that we would like

To offer to 100 residents of Hamden is a diabetes self-management program that is recognized by the American Diabetes association. So, we hold a license from the ADA. And it's proven to reduce the risk because we have experience serving older adults. We have over 5 years of experience serving older adults with diabetes, with type 2 diabetes. We have an active contract with all 5 area agencies on aging. That's not something that's not a new project that we are uptalking. We just want to increase the access to hospitalization by up to 34%. It's proven to reduce blood sugar. So today we are here to request an \$11,000 grant to help us to deploy this mobile clinic directly into Hamden neighborhoods. With your support, we will serve 200 Hamden residents.

Organizations were selected for the Fund:

Consideration of public service applications. The board members decide to approve grants

to the following organizations:

1. Reachout - Grant \$10,600
2. The Children's Society - Grant \$10,600
3. Fixing Fathers - Grand \$5,000
4. Abundant Harvest - Grand \$5,000
5. Partnership Adult Day Care - Grand \$5,000
6. She can Edit - Grant - \$10,600
7. Monitor My Health - Grant \$10,600
8. Legacy Development Services - Grant \$10,600

6. OLD BUSINESS

No Old Business.

7. NEW BUSINESS

No New Business.

8. ADJOURNMENT

The meeting was adjourned by 9:45 p.m. All were in favor and the motion passed.

https://hamden.zoom.us/rec/share/jgLbeAVS5Wb8_V_dYLOz4JXts-W3IDIfbiLIElbHc9KbNIGQlkos6ZXblQmEgeHb.zXmfDx6a3dSR_yFK?startTime=1770938425000&pwd=DBTTW1komADpE65xjwAAIAAAALIH8y6bhSamKQwdGL_RAqyagIH0e54Rweh9hsWrtYx4zD4JITMbWbKgfFmbdVXraDAwMDAwNA



TOWN OF HAMDEN, CONNECTICUT

Community Development Citizens Advisory Commission Minutes

Hamden Government
Center
2750 Dixwell Avenue
Hamden, CT 06518
Tel: (203) 287-7070
Fax: (203) 287-7075

Regular Meeting

6:30 PM, July 9, 2025

[Click to View Agenda](#)

1. CALL TO ORDER

The chair, Mr. Courtney, called the meeting to order at 6:45 p.m.

2. ATTENDANCE

Commissioners in attendance: Brian C. Courtney, Mike Johnson, Michael Brook, Carol Hazen, Tanisha Asbery

3. PUBLIC COMMENT

There was no public comment.

4. APPROVAL OF PREVIOUS MEETING MINUTES

April 9, 2025, Minutes: As there were no corrections, Minutes were approved. Moved by Mr. Brook, seconded by Mr. Johnson. All were in favor.

5. COMMUNITY DEVELOPMENT MANGER'S UPDATE

June 11, 2025 (Updates):

- 2025-2029 Consolidate Plan (ConPlan) and Annual Action Plan (AAP)
 - a. The town has been notified the ConPlan and AAP must undergo a third-party review. This is being required by the Trump administration to ensure compliance with all Executive Orders issued since January. We anticipate this third-party review will result in a delay in the town receiving its formal annual award contract. We have no way of knowing how long this may take.
- Programs.
 - a. The residential rehab (Small Home Repair) Program. This program has been fully expended to date. We are not accepting any new applications. We have approximately seven eligible applicants "on-hold" as we await our PY51 funding award. Once received, the program will re-start immediately.
 1. Public Service Agencies.
 - a. PY50 PSA's have been reminded of the expenditure deadline of June 30, 2025. All final reports and requests for reimbursement must be received no later than July 15, 2025.
 - b. PY51 PSA awardees have been invited to an informational session at Government Center on June 25, 2025, from 2:00 pm – 4:00 pm. We will review all program requirements with them and allow time for networking.
 2. Commercial corridor (Small Business Façade Improvement) Program.
 - a. A Small Business Façade Improvement Program has been drafted and is under review

by the town's CDBG consulting firm, M&L. We hope this program will get underway beginning July 1, 2025. The funding for this program comes from past years of CDBG funds that were allocated to Commercial Corridor activities but never spent.

3. Infrastructure.

a. CDBG funded sidewalk repairs on PY50 on Maplewood Terrace in the amount of \$36,290

b. CDBG funded tree plantings in PY50 in the target area in the amount of \$7,555.

c. CDBG funded an art installation (Outdoor Living Room) in the amount of \$3,760. The artist is currently painting the benches, and they will be installed alongside the Farmington Canal Heritage Trail in the CDBG target area.

d. CDBG funded community engagement activities in the amount of \$89,886.

July 09, 2025 (Updates):

Residential rehab program has been very robust. All the funds that are have been allocated to that program have been fully expended. We have had to let folks know that we are not accepting any new applications at this moment.

We have about 7 eligible applicants that are sort of on hold in The Hopper. But as soon as we get our formal approval of program Year 51, we will be able to restart the program immediately. And we did a program for a lot of funding in that line for this coming year. Because it is very robust. It's being utilized, which is a good commercial corridor. So this is sort of exciting. So we have had money building up

In past years on a project line called the Commercial Corridor, we have had a lot of vacancies in the economic development director position. And this is a program that just hasn't. There was never program guidance that was written. A program never got off the ground. The CDBG team sort of got tired of that, and we took matters into our own hands, and we wrote a small business facade improvement program. It has gone through the vetting process through the town's CDBG consultant and the guidance has been deemed to be fully compliant. We went live on July first.

We have about \$450,000 in CDBG funds, and the town is contributing another 150,000 in capital funds to get this program off the ground. We are going to take applications on a rolling basis. And we are going to make the Awards Quarterly.

We will have the Economic Development Commission Review applications and make recommendations, and then there will be an internal committee that will consist of representation from the Economic Development Office, the Town planning and zoning office and the and the town's building department to review those recommendations, to make sure that they are that the plans are compliant with all zoning and building regulations, and then businesses will get up to \$30,000 reimbursable. They have to spend the money, provide the proper documentation, and then the town can reimburse them. So it's been a program that I think has been a long time coming, and I'm happy to say that we have launched it. We haven't seen any marketing around it, or anything like that, because it's been my intention to do sort of a soft launch. We want to get 1, 2, or 3 applications in. And we want to take those through our process and make sure we get any kinks out of the way. And then we will do a more robust marketing push behind it. We are just a little bit leery, because we had experience under ARPA, where we had an application period that started, and it ended, and we were inundated with applications. And it was very challenging. So we're trying to do this a little bit differently. We're hoping the rolling application period will make it so that we don't get so many at once that we can't kind of handle it, but we'll, but we will do marketing behind it as soon as we get one. You know a few through the process, and we feel confident that we have our system down.

6. OLD BUSINESS

No Old Business

7. NEW BUSINESS

No New Business

8. ADJOURNMENT

The Meeting Adjourned by 7:40 p.m. All were in favor and motion passed.

RECORDING VIDEO LINK:

https://hamden.zoom.us/rec/share/ZJAq5I00q8AQqJ04OgPidiLZysIN38N2-p61rGSm0YQ6wWcNVRnTZWgyJ679HQ7l.vaPPtrMujQRw0qM?startTime=1752100004000&pwd=DO7zeLSLZ1Wp_0dDcQAAIAAAAKcRVWKGS-szL-zcqBy46M9AJlyJAFLOkwEqcrRZB0cZ7Y8I9RZVPOdO28csKO9t1jAwMDAwMQ



TOWN OF HAMDEN, CONNECTICUT

Community Development Citizens Advisory Commission Minutes

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2750 Dixwell Avenue
Hamden, CT 06518
Tel: (203) 287-7070
Fax: (203) 287-7075

Regular Meeting

6:30 PM, December 10, 2025

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1. CALL TO ORDER

The chair, Mr. Courtney, called the meeting to order at 6:45 p.m.

2. ATTENDANCE

Commissioners in attendance: Brian C. Courtney, Mike Johnson, Michael Brook, Carol Hazen, Daiveyanah T.

3. PUBLIC COMMENT

There was no public comment.

4. APPROVAL OF PREVIOUS MEETING MINUTES

JULY 9, 2025 Minutes: As there were no corrections, Minutes were approved. Moved by Mr. Brook, Seconded by Mr. Johnson. All were in favor.

5. COMMUNITY DEVELOPMENT MANGER'S UPDATE

Ms. Hazen updated the board that the Town received their current fiscal year grant awards. From earlier updates, the town has struggled four years in a row to meet a compliance threshold called timeliness. That means HUD requires that entitlement grantees have no more than one and a half times their current year grant allocation. CV funds through the Legislative Council approval process, a substantial amendment to our program of the year. There were additional funds through CDBG

That had to do with the COVID response. And we had some programs that completed their programming.

We have until October 2026 to fully expend those CV or COVID funds, and we have about \$146,000 there, and we believe we will get that out the door without returning any of the money to HUD.

We held it for the first time, partnered with Liberty Bank, and at the first home buyer seminar.

We have a small home repair program where we assist eligible, income-eligible applicants with roof repairs or replacements, or furnace repairs or replacements.

We have 6 currently in the current program year, and we are starting the process now for program year 52, which will start July 1st of 2026 through June 30th of 2027. This is a competitive grant process.

And I'm pleased to report that CDBG is supporting an affordable homeownership development that is getting underway in the CDBG target area. It's called Highwood Estates, and we're able to support that project as well.

6. APPROVAL OF MEETING SCHEDULE FOR 2026

It was Moved by Mr. Brook, Seconded by Mr. Johnson. All were in favor and the motion passed to approve the Yearly Schedule Calendar for 2026.

7. OLD BUSINESS

No Old Business.

8. NEW BUSINESS

No New Business.

9. ADJOURNMENT

The Meeting Adjourned by 7:40 p.m. All were in favor and motion passed.

Link for the Recording:

https://hamden.zoom.us/rec/share/7ZjPNISxJ9OQ7OA2TjjnPPbBCkWtA8vQgfXwrvsqYQahhf3hC_yDv-qWSDj_SMeZ.M-WzxMd2YVadFtxZ?startTime=1765408861000&pwd=DLgJlneXmCEe9xDqSQAAIAAAAIInqLzEldKpjb1cNLT4DeF8-J1dPrhC0Sm97IGAmSYEaF_QNNjyaivlty2HDqFKMzAwMDAwNA



TOWN OF HAMDEN, CONNECTICUT

Community Development Citizens Advisory Commission Minutes

Hamden Government
Center
2750 Dixwell Avenue
Hamden, CT 06518
Tel: (203) 287-7070
Fax: (203) 287-7075

Regular Meeting

6:30 PM, January 14, 2026

[Click to View Agenda](#)

1. CALL TO ORDER

The chair, Mr. Courtney, called the meeting to order at 6:40p.m.

2. ATTENDANCE

Commissioners in attendance: Brian C. Courtney, Mike Johnson, Michael Brook, Daiveyanah T. Camile Samuels.

3. APPROVAL OF PREVIOUS MEETING MINUTES

Regular Meeting - December 10, 2025 Minutes: As there were no corrections, Minutes were approved. Moved by Mr. Brook, seconded by Mr. Johnson. All were in favor.

4. PUBLIC COMMENT

There was no public comment.

5. COMMUNITY DEVELOPMENT MANGER'S UPDATE

The Community Development Specialist: Ms. Camile Samuels updated the board about the public service applications and interview process which is going to happen next month (February 10th and 12th). Then she updated about working on drafting an annual action plan for program year 52. We are planning on having a public hearing, February 11th at Keefe Center. There will be, like, a 30-day comment period that we have to have, and that will start, I'll say, the beginning of February. Another thing we have not yet received is funding for program year 51. Funds are getting delayed.

6. OLD BUSINESS

No Old Business.

7. NEW BUSINESS

No New Business.

8. ADJOURNMENT

The Meeting Adjourned by 7:10 p.m. All were in favor and motion passed.

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