

# **Town of Hamden, Connecticut**

C.D.B.G. Annual Action Plan PY 50



**Community Development Block Grant (CDBG)**

**US Department of Housing and Urban Development  
Program Year 50**

July 1, 2024- June 30, 2025

[www.hamdenedc.com](http://www.hamdenedc.com)

Annual Action Plan  
2024

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## **Executive Summary**

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

#### **1. Introduction**

The Town of Hamden, CT is a designated Community Development Block Grant (CDBG) Entitlement grantee receiving funds on an annual basis from the US Department of Housing and Urban Development (HUD). The Town's CDBG funding is administered by the Office of Economic and Community Development (TOWN OF HAMDEN).

The goal of HUD's community planning and development program is to develop viable communities by providing decent housing, a suitable living environment, and expanding economic opportunities principally for low- and moderate- income persons.

Over its history, the CDBG program has been a critical tool in ending blight, encouraging development in low-income communities, and helping lift families from poverty. With the support of Community Development Block Grant funding, the Town of Hamden seeks to provide critical financial, informational, and support resources to low- and moderate-income Hamden residents seeking to gain access to homeownership opportunities, quality housing, viable businesses, community facilities, and livable neighborhoods.

The program requires the development of a 5-year Consolidated Plan (ConPlan), representing in one document, the Town's plan to pursue these overall goals for community planning and development in a manner consistent with both HUD's goals and TOWN OF HAMDEN's mission statement. The ConPlan details the TOWN OF HAMDEN's commitment to measuring its performance in achieving these goals and ensuring effective use of the available resources. Ultimately, the TOWN OF HAMDEN's success in achieving these goals is measured by citizen recognition of neighborhood improvements and human development.

The Town of Hamden's Consolidated Plan for Housing and Community Development 2020-2024 was developed in accordance with 24 CFR Part 91. 24, the final rule for Consolidated Submissions of the planning and application aspects of the Community Development Block Grant (CDBG). The 5-Year Consolidated Plan for 2020 - 2024 contains an assessment of needs, priorities and objectives, and a strategic plan for the five-year period.

Municipalities receiving CDBG funding must prepare an Annual Action Plan (AAP) identifying specific activities, consistent with the goals identified in the ConPlan, to be undertaken during its program year.

This Annual Action Plan covers the specific activities to be undertaken during the July 1, 2024, to June 30, 2025, Program Year (PY50). This plan represents the fifth Annual Action Plan under the Town's current 5-Year Consolidated Plan.

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

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

Analyses of the local housing environment reveal that the predominant cause of housing need in Hamden and across the region remains the cost burden. As regional home prices continue to rise, and tax and utility rate increases have occurred, the financial housing cost burdens facing low- and moderate-income residents in Hamden have increased. Data presented in the 2020-2024 Consolidated Plan shows that the Town's greatest need is for more affordable rental and homeownership opportunities for extremely low to low-income households as well as programs to reduce housing cost burden. The need to address physical improvements in low- and moderate- income neighborhoods and provide supportive services to low- and moderate- income residents of the Town are also highlighted.

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

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

The Town chooses its goals and projects in a manner that addresses identified community needs and gaps in services as established during its citizen participation and local consultation process. Programs and projects which are consistent with goals and objectives of the Consolidated Plan are chosen according to community need and an evaluation of the past performance and implementation capacity of the administering agency. "Past performance" of sub recipients is taken into consideration in the awarding of annual CDBG funds.

The Office of Economic and Community Development (OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT) is committed to the timely expenditure of funds and expending CDBG funds to deliver activities, programs, and services to Hamden's low- to moderate- income population. The Town continues to increase outreach and encourage citizen participation in the community development process. As part of its outreach efforts, the Town provides its Community Development program information in locations throughout Town and on its website at <https://www.hamdenedc.com/>. The website provides 24-hour information to the public, including program guidance, application documents, and information on public input opportunities.

The Community Development Citizen’s Advisory Commission (CDCAC), a group of citizen volunteers appointed to two-year terms, oversees, and provides guidance based on community perspectives and has been essential in program funding recommendations.

At the close of each program year the Town of Hamden prepares its Consolidated Annual Performance Evaluation Report (CAPER) which is submitted to HUD within 90 days of the end of the Program Year. The CAPER analyzes the Town’s use of its annual CDBG funds and serves as an evaluation of the Town’s performance. In general, the Town has met its overall goals as outlined in its Consolidated Plan.

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

Summary from citizen participation section of plan.

The Town of Hamden embraces technology as a mechanism for sharing information and soliciting feedback. Documents, including its Five-Year Consolidated Plan, Annual Action Plan, and CAPER, are available at Office of Economic and Community Development’s website, <https://www.hamdenedc.com/> for review and comment. Providing documents online for public review and comment was especially helpful during the Coronavirus Pandemic during recent program years.

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

**5. Summary of public comments**

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

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

All public comments have been accepted.

**7. Summary**

**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	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

Carol Hazen

Director, Grants & Capital Project  
chazen@hamden.com

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

### **1. Introduction**

The process for the preparation of this Plan included consultation with the following:

- Hamden Community Development
- CT Coalition to End Homelessness
- Hamden Housing Authority
- Hamden Youth Center
- Hamden Community Services
- Quinnipiack Valley Health District
- Hamden Elderly Services
- Community Development Advisory Commission
- Hamden Youth Services
- Economic Development Department

#### **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))**

Through collaborative efforts with the groups listed above, the Town has developed a coordinated approach to addressing its housing and community development needs. The Town plans to continue working with its Community Development Citizen Advisory Commission, neighborhood groups, housing and service providers, and the appropriate Town officials to support its process for community outreach, citizen involvement, and program development.

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

Over the strategy period, the Town plans to continue to be in direct contact with the Greater New Haven Coordinated Access Network (CAN), Columbus House, New Reach, Cornell Scott Hill Health Center Homeless Healthcare Team, CT Coalition to End Homelessness, Yale Behavioral Health Services of Hamden, and Homeless Coordinator for the City of New Haven. Involvement with these groups allows for a better understanding of the needs of the region and the various programs and projects with which they are addressed.

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

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

The Town of Hamden does not have a homeless shelter at the present time, and Hamden does not receive ESG funds.

**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**

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

1	<b>Agency/Group/Organization</b>	Hamden Community Development Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office of Economic and Community Development is the lead organization for the administration, implementation, and oversight of the CDBG programs.
2	<b>Agency/Group/Organization</b>	Connecticut Coalition to End Homelessness
	<b>Agency/Group/Organization Type</b>	Services-homeless Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Connecticut Coalition to End Homelessness creates change through leadership, advocacy, and capacity building to prevent and end homelessness.
3	<b>Agency/Group/Organization</b>	HAMDEN HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Hamden Housing Authority is the primary agency addressing the housing issues of the lowest-income residents within town with housing voucher programs.
4	<b>Agency/Group/Organization</b>	Hamden Youth Center
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Hamden Youth Center is an afterschool program for students with high need run by the Community Liaison Unit of the Hamden Police Department. They often serve teens experiencing or at risk of experiencing homelessness.
5	<b>Agency/Group/Organization</b>	HAMDEN COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Services provides educational, recreational, and social services through coordinated or direct services
6	<b>Agency/Group/Organization</b>	Quinnipiack Valley Health District
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Services provides educational, recreational, and social services through coordinated or direct services

7	<b>Agency/Group/Organization</b>	HAMDEN ELDERLY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Elderly Services Coordinator carries out programming to directly support the elderly population of the Town of Hamden.
8	<b>Agency/Group/Organization</b>	Community Development Citizens Advisory Commission
	<b>Agency/Group/Organization Type</b>	Business Leaders Civic Leaders Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Public Service Agency application review, interviews and funding recommendations
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Development Citizen Advisory Commission participates in the preparation of the draft Annual Action Plan; represents the community in evaluating programs and activities being considered for funding; and reviews applications from sub recipient agencies along with staff from the Community Development Office. Recommendations are then presented to Town staff for review and formal approval.
9	<b>Agency/Group/Organization</b>	HAMDEN YOUTH SERVICES
	<b>Agency/Group/Organization Type</b>	Services-Children

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hamden Youth Services oversees the Juvenile Review Board Program and administers the Summer Youth Employment program. By being involved in these high-risk groups they can provide meaningful accounts of community needs in the youth/family sector. The Youth Services Coordinator carries out programming to directly support youth in the Town of Hamden.
10	<b>Agency/Group/Organization</b>	Hamden Economic & Community Development Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Hamden Planning Department can speak to the Town's ability to implement and capacity for the economic development changes proposed.

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

The Town has consulted the agencies necessary to develop its Consolidated Action Plan. There was no specific agency type excluded from the planning process.

**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		The goals of the Consolidated Action Plan overlap with the service delivery goals of the Continuum

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

**Narrative (optional)**

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. The Town’s Affordable Housing Plan was developed with input from the Community Development Department. The Department also served as the lead Town agency in promoting the related survey to town residents.

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

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

The Office of Economic and Community Development follows an approved Citizen Participation Plan, as prescribed by HUD, to encourage citizen input and participation in CDBG program. As part of the development of its Five-Year Plan, The Office of Economic and Community Development gathered public comment through two public hearings, a 30-day public comment period, and establishing a CDBG-specific email address designed specifically to receive public input. The Office of Economic and Community Development legally noticed the hearings and comment period, distributed flyers physically and electronically throughout the community and to relevant agencies.

Information regarding the Consolidated Plan, Annual Plan, and Consolidated Annual Performance Evaluation Report is made available on the Town's Community Development web site. A summary of activities is advertised in the Advisor Newspaper, in English and Spanish and a link to the draft plan is posted on the Town's website for public review and comment. The Town utilizes a Community Development Citizen's Advisory Commission to accept and review applications for funding from public service agencies. The Commission holds public comment periods and provides recommendations on public service agency funding prior to Legislative Council review and approval.

Comments gathered through the citizen participation process from public hearings, public comment periods, and from the Community Development Citizen Advisory Commission and the Town's Legislative Council are reviewed and considered prior to submitting the Consolidated Plan and Annual Action 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	Non-targeted/broad community	Notice of Public Hearing #1, and Public Comment. Published October 5, 2023, in the Advisor Newspaper delivered to residents weekly.	N/A	N/A	N/A
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Notice of Public Hearing #1, & Public Comment. Published October 5, 2023, Advisor Newspaper delivered to residents weekly	N/A	N/A	N/A
3	Newspaper Ad	Non-targeted/broad community	Notice of Public Hearing #2, & Public Comment. Published Nov. 21, 2023, Advisor Newspaper delivered to residents weekly	N/A	N/A	N/A
4	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Notice of Public Hearing #2, & Public Comment. Published Nov. 21, 2023, Advisor Newspaper delivered to residents weekly	N/A		N/A

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)
		<p>OMB Control No: 2506-0117 (exp. 09/30/2021)</p> <p>Non-</p>	<p>Public Hearing #1 held at the Keefe Community</p>	<p>Can public service agencies collaborate on an application? Can the Town find a way to leverage federal dollars to create a rehab or down payment assistance pool? Town support the resiliency of its public service agencies(PSA)? Number of PSA proposals received in 2024? How many were funded? Selection criteria?</p>		<p>15</p>

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)
6	Public Hearing	Non-targeted/broad community	<p>Public Hearing #2 was held virtually on Wednesday, December 6, 2023, at 6 PM. <a href="https://hamden.zoom.us/j/84253091544">https://hamden.zoom.us/j/84253091544</a></p> <p>Annual Action Plan 2024</p>	<p>Increase Funding for Down Payment Assistance. Investigate other avenues to fund Down Payment Assistance. Robust program like New Haven. No income limit. Residential Rehab Program should not be restricted, should be offered town wide. Would like to a Renovation Rehab Program town wide.</p>	N/A	<p><a href="https://hamden.zoom.us/j/84253091544">https://hamden.zoom.us/j/84253091544</a></p> <p>16</p>



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)
8	Informational Flyers	Non-targeted/broad community	Town-wide informational flyers were distributed. Locations included the Town Government Center, Miller Memorial Library, Keefe Community Center, Hamden Community Services Food Bank, local businesses, and through the town's newsletter. Flyer also distributed to News Media-Hamen Patch, City Sparks.	N/A	N/A	N/A
9	Internet Outreach	Non-targeted/broad community	Solicitation of public comment through dedicated CDBG inbox, cdbg@hamden.com.	Whitneyville Civic Association would like to funds used to make the Whitneyville Library Branch ADA compliant		N/A

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)
10	Public Meeting	Non-targeted/broad community	Community Development Citizens Advisory Commission Members, public service agencies, CDBG applicants	CDCAC Commission made PSA funding recommendations.		<a href="https://www.hamden.com/AgendaCenter/Community-Development-Citizens-Advisory--7">https://www.hamden.com/AgendaCenter/Community-Development-Citizens-Advisory--7</a>
11	Public Meeting	Non-targeted/broad community	Legislative Councilmembers, members of the public, April 1, 2024	Hamden Legislative Council Approved Program Year 50 Annual Action Plan		<a href="https://www.hamden.com/agendacenter">https://www.hamden.com/agendacenter</a>

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

The Town of Hamden uses several funding sources to address the housing, community development, and neighborhood revitalization needs of low- and moderate-income residents. The primary funding source for the programs outlined in this Annual Action Plan is the Community Development Block Grant (CDBG). The Town received an annual allocation of **\$447,443** in CDBG funding for Program Year 50 (2024-2025). The actual Program Income to date received for Program Year 50 is **\$42,650**. **The total Projected Revenue for Program Year 50 is \$490,093.**

#### Community Development Block Grant (CDBG)

CDBG funds are the primary funding source for Hamden’s housing and community development activities. Financial resources provided by HUD will be used to address the priority needs and objectives outlined in the Town of Hamden 2020-2024 Consolidated Plan of Housing and Community Development. According to HUD guidelines, funds may be used for housing rehabilitation, neighborhood revitalization, funding assistance to first-time homebuyers, public services, public infrastructure improvements, economic development, commercial rehabilitation, fair rent activities, anti-blight efforts and planning/administration of the program.

#### Federal Emergency Management Agency

Funding from the United States Federal Emergency Management Agency (FEMA) assists both traditionally homeless individuals and individuals who are temporarily without shelter due to a crisis. Hamden currently receives approximately \$15,000 annually in FEMA funds to address emergency situations. These funds are administered by the Community Services Department to provide food, rent, and utility bill assistance.

#### Other Federal Opportunities

The Town will review opportunities provided by HUD and other funding sources that are offered for competitive application. The Town will monitor the availability of additional Neighborhood Stabilization

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	447,443	42,650	354,899	844,992	1,542,848	An estimate of funds available for the remainder of the Con Plan strategy Period is \$1,542,848.40

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**

N/A. Matching funds are not required of CDBG entitlement grantees.

**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. These efforts to identify and use property or land to meet housing and community development needs will be continued where feasible during the strategy period.

**Discussion**

N/A

## 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	Homebuyer Assistance Program	2020	2024	Affordable Housing	CENSUS TRACT 1655, 1656, AND 1651	Homebuyer Assistance Program	CDBG: \$98,339	Other: 8 Other
2	Provide Support to Special Needs Households	2020	2024	Affordable Housing Non-Homeless Special Needs	CENSUS TRACT 1655, 1656, AND 1651	Provide support to Special Needs Households	CDBG: \$30,000	Other: 2 Other
3	Provide infrastructure and facility improvements	2020	2024	Non-Housing Community Development	CENSUS TRACT 1655, 1656, AND 1651	Provide Infrastructure and Facility Improvements	CDBG: \$112,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
4	Support Public Services for Low/Mod Income	2020	2024	Community Services	CENSUS TRACT 1655, 1656, AND 1651	Support Public Services for Low/Mod Income	CDBG: \$67,116	Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted
5	General Administration	2020	2024	admin	CENSUS TRACT 1655, 1656, AND 1651	General Administration	CDBG: \$89,488	Other: 61000 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Small Home Repair Grant	2024	2025	Affordable Housing	CENSUS TRACT 1655, 1656, AND 1651	Small Home Repair Grant	CDBG: \$50,000	Other: 3 Other

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Homebuyer Assistance Program
	<b>Goal Description</b>	<p>The Town of Hamden is offering 2 programs</p> <p>1. Small Home Repair Grant Program (Residential Rehab) will fund up to \$15K for income-eligible residents for roof and furnace repairs.</p> <p>2. Homebuyer Assistance Program for income-eligible residents currently living in the town's CDBG target area. The program will grant up to \$10,000 in matching funds to individuals and families to purchase a home located within the Town of Hamden.</p>
2	<b>Goal Name</b>	Provide Support to Special Needs Households
	<b>Goal Description</b>	Affordable Housing. Assist with planning and assessment for construction projects where housing units developed will be made available to support special needs households.
3	<b>Goal Name</b>	Provide infrastructure and facility improvements
	<b>Goal Description</b>	Planning, environmental assessment, evaluation, and implementation of capital projects that include but are not limited to sidewalk-related repair and replacement, improvements to publicly owned facilities, and tree plantings in the CDBG target area.



4	<b>Goal Name</b>	Support Public Services for Low/Mod Income
	<b>Goal Description</b>	Public Service Agency Grants. Grant funds to public service agencies will provide community services (financial literacy, youth mentorship, and enrichment activities) to low- and moderate-income adults, youth, and senior residents.
5	<b>Goal Name</b>	General Administration
	<b>Goal Description</b>	Admin costs. Salaries Consultant Legal Notices
6	<b>Goal Name</b>	Small Home Repair Grant
	<b>Goal Description</b>	Small Home Repair Grant Program (Residential Rehab) will fund up to \$15K for income-eligible residents for roof and furnace repairs

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

1. Hombuyer Assistance Grant Program
2. Provide Assistive Services to Special Needs Households
3. Infrastructure and Facility Improvements
4. Public Service Agencies
5. General Administration
6. Small Home Repair Grant Program

### Projects

#	Project Name

Table 7 - Project Information

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

## AP-38 Project Summary

### Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate and that from activ
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## **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**

Public service agency activities proposed for funding in this Annual Action Plan have not been specifically distributed geographically. However, due to need they tend to serve residents in the Town’s designated target areas in the southern end of Hamden. Infrastructure and Economic Development activities are bound geographically to the designated target areas.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CENSUS TRACT 1655, 1656, AND 1651	70

**Table 8 - Geographic Distribution**

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

Focusing the benefits of the CDBG program in designated census tracts in Hamden neighborhoods helps to revitalize these communities, improving the overall quality of life for residents. By focusing on infrastructure and economic development programs specifically in the target areas, the Town ensures that funding is used to revitalize the commercial corridor and enhance the infrastructure of the most impacted areas of Town, benefitting the Town’s low/mod income residents.

### **Discussion**

## Affordable Housing

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

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	48
Special-Needs	2
Total	52

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	63
Rehab of Existing Units	2
Acquisition of Existing Units	0
Total	65

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

#### Discussion

The Town is engaged in projects that will be completed in 2025. These projects will provide affordable housing rental and ownership opportunities for persons exiting homelessness, persons with intellectual disabilities, low- and moderate- income persons.

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

### **Introduction**

Several federally funded public housing units exist in the Town of Hamden (Davenport-Dunbar Residence, 364 Putnam Avenue, and Highwood Gardens), funded through the US Department of Housing and Urban Development. The Hamden Housing Authority (HHA) 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 of the Hamden Housing Authority 5-year plan include expanding the supply of affordable housing, improving the quality of supportive housing, promoting self-sufficiency of families and individuals, and continuing to maintain 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 Hamden Housing Authority (HHA) is governed by a five-member Board of Commissioners. The HHA encourages resident participation in management and policy development. The Hamden Housing Authority will continue to promote programs and expand its efforts to encourage resident involvement and homeownership opportunities.

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

PHA is not troubled, N/A.

### **Discussion**

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

### **Introduction**

The Town of Hamden Community Services Department will continue as the leading Town agency for assisting Hamden’s extremely low-income residents in combating the threat of homelessness. The Office of Economic and Community Development has taken a larger role in preventing homelessness by working directly with tenants at risk of eviction.

In January 2019, the Town opened the Overnight Winter Warming Center. Healthcare outreach to homeless is provided through the Cornell Scott Hill Health Center (CSHHC). Both CSHHC and Columbus House Outreach and Engagement Team offer intake and case management services to persons experiencing homelessness in Hamden. This program was expanded in the winter of 2020 due to the challenges during the Coronavirus pandemic. With the help of local churches, the program was able to operate with social distancing and other safety measures in place. The program continued to thrive in 2021 with administration of the program conducted at the Keefe Community Center by town departments ensuring participants were referred to supportive services.

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

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

The Community Services Department utilizes funds from both the Town of Hamden and the United States Federal Emergency Management Agency to administer several programs designed to assist persons of extremely low income and persons who experience an emergency. The Department assists both traditionally homeless individuals and individuals who are temporarily without shelter due to a crisis, such as a fire. Additionally, the town has partnered with Columbus House to support the hiring of a part-time employee to specifically focus on people experiencing homelessness in Hamden.

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

The Community Services 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**

One of the most pressing needs in Hamden is the need for short-term transitional housing to provide shelter for families and individuals who have become homeless and are looking for permanent housing.

**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 skills 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 and tax-reduction programs for the elderly are all means to help reduce cost burden. Each of these programs (except for those reserved for senior citizens) is operated in the same building and providers undertake a team approach to delivering these critical services.

## **Discussion**



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

Given the average age of housing stock in Hamden (and particularly within the CDBG target areas), architectural barriers remain as an impediment to some potential renters and owners. For the elderly and disabled, multi-story 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 Regional 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 several channels to protect their rights.

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

**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**

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.

Currently, the Town of Hamden has 9.7% of its housing stock dedicated to affordable housing. To try and address this issue and increase the towns housing stock, the Town will work with the Housing Authority, non-profit housing developers, for-profit developers, and local community development corporations. Several programs will be continued to achieve this goal, and at the same time, the Town will more actively pursue partnerships and 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.

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 have opportunities through several 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, OFFICE OF ECONOMIC AND COMMUNITY DEVELOPMENT will enlist the support of

translators to offer more information to non-English speaking residents.

**Discussion:**

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

### **Introduction:**

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 Continuum-of-Care. Collaboration between the Office 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 have proven fruitful in providing Hamden residents with additional opportunities for funding and services.

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

A focus area that the Town is working on to create additional affordable housing opportunities 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 foster and maintain affordable housing**

The Town of Hamden attempts to address the issue of poverty in its population with 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.

To address poverty among groups where the incidence of poverty is highest, the Town has utilized local and 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.

### **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 Quinnipiac Valley Health District is responsible for enforcing appropriate lead paint abatement, where applicable. These regulations are considered, applied, and adhered to throughout all rehabilitation projects. The agency also 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 Keefe Community Center.

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. 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.

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 Hamden Housing Authority will continue to administer the Section 8 Voucher and Certificate Programs and will look to expand the 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 Office 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 at-risk persons and persons experiencing homelessness. The Elderly Services Department provides care for elderly residents to prolong their ability to remain self-sufficient and independent. Hamden Housing Authority manages the elderly housing complexes for the Town of Hamden. The Quinnipiac Valley Health District is instrumental in identifying lead paint hazards relative to housing issues, and Planning and Zoning approves the location of new construction and offers technical assistance to prospective developers. Supportive services offered to Hamden's extremely low- and moderate-income, elderly, and disabled residents are delivered by non-profit organizations that receive funding through the Community Development Block Grant.

The Town of Hamden offers services that provide 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.

Through the Office of Economic and Community Development, the Town of Hamden will address the cost burden and housing challenges affecting extremely low- to moderate-income populations by expanding the number of affordable units. The Town of Hamden seeks to partner with non-profit and private developers to expand the Town's affordable housing stock.

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

The Town Office 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 new construction and rehabilitation of affordable housing units.

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

The Town of Hamden will continue to work with the Hamden Housing Authority, non-profit and private developers to maximize resources directed to affordable housing. The Office of Economic and Community Development will continue to collaborate with local social service agencies to maximize efforts directed to the expansion of affordable housing and supportive services. The Community Services Department will maintain involvement with the State Department of Social Services and continue to address common issues and concerns shared by local governments.

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. Through participation in the South Central Regional Council of Governments (SCRCOG), the Town of Hamden will work with area jurisdictions to address the issues of housing, homelessness, and social services.

**Discussion:**

## **Program Specific Requirements**

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

#### **Introduction:**

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.

