

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

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

With CDBG funding, the Town also ensures the implementation of HUD regulations regarding the notification, evaluation, and reduction of lead-based paint hazards in properties assisted by the Residential Rehabilitation and Downpayment Assistance programs.

During Program Year 47, the Town continued its program of citizen-based involvement to ensure that the services and programs offered, truly meet the needs and desires of the community and residents in need. The Community Development Citizen’s Advisory Commission (CDCAC), is a group of citizen volunteers appointed to two-year terms to oversee and give guidance, from a community perspective, for Community Development program management. Their input and involvement has been critical in program funding determinations.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$	Other	Other	5	2	40.00%	1	1	100.00%
Increase Supply of Affordable Housing	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		125	0	0.00%

Increase Supply of Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	23	76.67%	15	10	66.67%
Increase Supply of Affordable Housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	40	8	20.00%	10	5	50.00%
Promote Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	10	0	0.00%	10	0	0.00%
Provide Anti-Blight Improvements/Blight Removal	Non-Housing Community Development	CDBG: \$	Other	Other	5	1	20.00%	1	0	0.00%
Provide Assistive Services to the Homeless	Affordable Housing Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	50	28	56.00%			
Provide Assistive Services to the Homeless	Affordable Housing Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	25	33	132.00%	13	17	130.77%
Provide Infrastructure and Facility Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		1000	0	0.00%

Provide Infrastructure and Facility Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	15	0	0.00%			
Provide Infrastructure and Facility Improvements	Non-Housing Community Development	CDBG: \$	Other	Other	0	0				
Provide Support to Special Need Households	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		120	2890	2,408.33%
Provide Support to Special Need Households	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	0	0.00%	1	0	0.00%
Support Public Services for Low/Mod Income	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	9808	39.23%	4245	138	3.25%

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

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,**

**giving special attention to the highest priority activities identified.**

The residential rehabilitation program and the first-time homebuyer programs were implemented but at a diminished level due in part to Covid and in part to staff turnover. The Office of Community Development accomplishments for Year 47 include:

- Single Family Rehabilitation: Rehabilitation including traditional rehabilitation, emergency roof repairs, and furnace repair/replacement. In total, 8 single family housing units received assistance, consisting of 5 furnaces, 3 roof replacements. One two family home was also rehabilitated.
- ADA Improvements: Funds were not utilized during PY47. Over-income residents were diverted to other agencies.
- Commercial Rehabilitation: There were no sign grants provided during this program year.
- Downpayment Assistance – First-Time Homebuyer: Funds were expended for lead-based paint testing, legal fees, and Downpayment and closing cost assistance. Five (5) first-time homebuyers received Downpayment and closing cost assistance loans.
- Public Facility & Infrastructure Improvements: Provided sidewalk and streetscape improvements in the target area. Sidewalk replacement and repairs were initiated in conjunction with the Engineering department but were completed after the program year.
- Anti-Blight Efforts – The annual anti-blight neighborhood cleanup in the target area, a partnership with Quinnipiac University, did not occur due to the pandemic.
- Fair Housing: Provided support for fair rent counseling, referrals and hearings for 15 households.
- Grace and St. Peters Church Food Pantry: Served weekly dinners to 180 persons.
- Breakthrough Church provided a food pantry serving 1,936 persons in South Hamden during FY2021.
- Clifford W. Beers: Provided Family Mental Health/Counseling services to 240 low/mod income Hamden families.
- Columbus House: Provided counseling & emergency shelter for 12 homeless Hamden households through the Columbus House Shelter in New Haven.
- Hamden/North Haven YMCA used CDBG funding to supplement their full-day care program at the Keefe Community Center, serving 283 families.
- Literacy Volunteers provided literacy tutoring services to 37 students.
- New Haven Home Ownership Center provided homebuyer training to 24 households.
- Partnership Center for Adult Day Care used CDBG funding to support the provision of a nutritious lunches to 7 Hamden residents in the adult day care program.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	1,430
Black or African American	1,265
Asian	28
American Indian or American Native	25
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>2,748</b>
Hispanic	929
Not Hispanic	2,249

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

### Narrative

The table above provides statistics for the number of families/households assisted over the program year. The only projects where household data was collected over the program year were the Residential Rehabilitation, ADA Improvements and the First-time Homebuyer Downpayment and Closing Cost Assistance program.

The table does not include 395 persons who identified as Multi-Racial/Other.

IDIS Table PR-23, CDBG Summary of Accomplishments, provides the racial and ethnic statistics for the program. Of the families assisted, 45% the families assisted were White (1430), 40% were Black/African American (1265), 14% were Other/multi-racial (395). Less an 1% were Asian and American Indian/Alaskan Native. For housing activities only, 13 of the 16 beneficiaries were Black/African American, 2 were Other and self-identified as Hispanic and 2 were White.

Statistics for non-housing activities provided counts for the number of individuals served. According to the PR-23 report, 2897 persons were assisted with CDBG funds. Of these, 49% (1414) were White, 36% (1,037) were Black/African American, 1% (28) were Asian and 1% (25) were American Indian/Native Alaskan. The remainder, 14% (393) were other/multi-racial. Of the total, 29% (847) identified as Hispanic.



## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	514,144	230,226.04

Table 3 - Resources Made Available

### Narrative

In addition to the funds made available through the annual entitlement, the CARES Act Covid allocation continued to be available. To date only \$104,170 of the \$642,231 allocation has been expended.

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

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	25		
CENSUS TRACT 1655, 1656			
CENSUS TRACT 1655, 1656, AND 1651			

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The Town offers housing rehabilitation, emergency housing assistance, accessibility improvements, Downpayment assistance, and environmental hazard remediation assistance to income-eligible residents town wide with a focus on Census Tracts 1655, 1656, and portions of the State Street Revitalization Zone (Census Tract 1651- Block Groups 3 and 4). Several programs are designed to occur *only* in the CD target areas to improve physical conditions and improve livability of the neighborhoods. They include the Commercial Rehabilitation Program, Infrastructure Improvements and Anti-Blight efforts. During PY47, 19% of the funds allocated were for these target area programs. Of the funds expended over the year, no funds were expended to improve living conditions in target area neighborhoods. However, many public services that were funded were targeted to residents of the area. Including these services increases the investment of funds to 36% of the program funds of which 12.4% of expenditures were in the target area.

The town's Emergency Housing Rehabilitation Assistance Program, funded with CDBG, is designed to provide emergency housing assistance to address code violations, lack of heating, accessibility, or conditions threatening the health and safety of residents. It is offered on a town-wide basis as long as the applicants meet HUD determined income guidelines. Access to the Fair Rent and Fair Housing assistance and Housing Code Enforcement is offered to all Town residents regardless of their income.



## Leveraging

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

The Town utilizes a variety of resources in addition to its CDBG entitlement funding to address housing and community development needs. See annual plan for an enumeration.

The Town has used land and property to address the housing and community development needs as identified in its plan. In past program years, the then named Department of Economic and Community Development and Neighborhood Revitalization (DECDNR) spearheaded and worked with Town offices and the Mayor, to identify a Town-owned property for acquisition by Habitat for Humanity which allowed a low-income family to purchase the home at a price below market value. DECDNR also worked with Neighborhood Housing Services (NHS) to acquire a blighted vacant 2-family property in the target area and provided CDBG rehabilitation funds to complete the rehabilitation. This project also allowed a low-income family to purchase the home at a price below market value. The Town has also sold vacant properties to Neighborworks New Horizons to build affordable housing units in the Newhall neighborhood. The Town is receptive to identifying and using publicly-owned property or land to meet housing and community development needs as new properties arise.

Columbus House and the Yale School of Architecture continue to work with the Town to identify town-owned properties for new housing targeted toward lower income households transitioning from homelessness.

A focus area that the Town is working on to create additional affordable housing opportunity is the development of partnerships with non-profit and not-for-profit housing agencies. The Town will continue to collaborate with non-profit housing developers such as Neighborhood Housing Services, Neighborworks/New Horizons, Habitat for Humanity, and Columbus House, 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.

**CR-20 - Affordable Housing 91.520(b)**

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

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	9	15
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>9</b>	<b>15</b>

**Table 5 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	9	10
Number of households supported through Acquisition of Existing Units	0	5
<b>Total</b>	<b>9</b>	<b>15</b>

**Table 6 – Number of Households Supported**

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

**Discuss how these outcomes will impact future annual action plans.**

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	409	0
Low-income	923	0
Moderate-income	1,127	0
<b>Total</b>	<b>2,459</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

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

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

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

The Town has 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. As part of this, 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, the 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.

### **homeless services**

The following local organizations provide food pantry/ nutritional services to homeless individuals across the region: Dinner for a Dollar (Hamden) Keefe Community Center (Hamden) Faith, Healing & Deliverance Ministries (Hamden) Love Center Deliverance Ministry (Hamden) Ministry of Helps Foundation (Hamden) Breakthrough Church (Hamden) Home Pantry Mission of Dunbar Church (Hamden) Hasan Islamic Center (Hamden) Christ the Bread of Life Parish (Hamden) Miller Senior Center Food Pantry (Hamden) Faith Temple Revival Center (Hamden) St Rita's Church Food Pantry (Hamden) Downtown Evening Soup Kitchen (New Haven) Immanuel Baptist Soup Kitchen (New Haven) Community Soup Kitchen (New Haven) Sunrise Caf   (New Haven)

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

Over the past program year the Town of Hamden allocated CDBG resources to Columbus House to provide emergency shelter support to residents in need. The Town also provided CDBG funding to support BHCare Domestic Violence Services to provide counseling to battered women and their families and to provide outreach and community awareness programming. Several Programs to provide food pantry/ nutritional services to homeless individuals and at-risk households were also supported with CDBG funding. Participants in these programs also receive referrals to additional supportive services and assistance.

The Town provided an overnight winter warming center from January through March. Once at the warming center individuals/households were offered case management and assistance in obtaining

emergency shelter. The Community Services Department is the primary source for locating shelter and supportive services for the homeless and households at risk of homelessness.

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

**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**

There is a need in Hamden for short-term transitional housing to provide shelter for families and individuals who have become homeless and are looking for permanent housing. Changes in the local hospitality market have reduced the number of affordable short-term units available to Hamden families who, for reasons relating to work, child care, or education, require proximity to resources and transportation. A variety of formats have been discussed locally. Length of stay could vary between a few weeks for families temporarily relocated due to lead abatement activities or other emergency housing conditions to up to 24 months for families transitioning due to domestic violence issues or economic hardship. Community Services provides relocation assistance under the Uniform Relocation Assistance Act.

The Town of Hamden will continue to address homeless needs through its various social service agencies and through partnerships and relationships with Columbus House, New Reach, and CSHHC, among others. The emphasis of this approach will be to prevent homelessness by early intervention and the provision of necessary supportive services. The Community Services Department working cooperatively with the local police department and other social service providers is the Town's main provider of outreach, counseling and referral services to homeless families and individuals. Some of the services provided include eviction prevention, referrals to agencies which provide rental and/or fuel assistance, counseling, food and household items, job skill development to increase household income and in some instances provision of 1 month's payment to prevent eviction or foreclosure.

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

### **Actions taken to address the needs of public housing**

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

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

There is a need for additional Section 8 assistance to meet demands within the community.

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

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

### **Actions taken to provide assistance to troubled PHAs**

PHA is not troubled, N/A.

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

**Fair Housing Plan:** The Town of Hamden has created and is implementing a Fair Housing Plan as a way 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.

**Zoning:** Hamden has also implemented zoning regulations that help to promote affordable housing. Examples of some of these new 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

**Barriers and Impediments:** A potential barrier to affordable housing is the lack of convenient access to public transportation, which can directly impact the availability of homes to certain residents. While Hamden's diversity of residents and commercial opportunities is one of 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.

Another impediment to affordable housing is the lack of coordination at the regional level. There is a need to create a broad-based regional initiative to address the issues of affordable housing and fair housing within south central Connecticut.

**Fair Housing:** 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 collaborate to ensure that Hamden residents (and potential residents) understand the law as it pertains to fair housing and have opportunities through a number of channels to protect their rights.

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

The Town has worked to improve coordination of its social services for individuals with special needs by taking a more comprehensive approach to Human Services and the Continuum of Care. Collaboration between the Department of Economic and Community Development, the Office of Community Development, Community Services, Elderly Services and various Regional Continuum of Care service providers has resulted in a more efficient and effective delivery of service. In fact, the Community Development Manager is responsible for oversight of the Keefe Community Center which houses the majority of the Town's community services departments. This oversight has led to a streamlined working relationship between the various town departments located in the Center and partner agencies also operating out of the center.

Through Keefe Center agencies and departments, the Town collaborates with numerous agencies and organizations that meet the housing and community development needs of Hamden residents. As an example, working relationships exist with the CT Association for Human Services, the Hispanic Health Council, Husky Health, the United Way, and the Quinnipiac Valley Health District to name a few. These partnerships have proven fruitful in providing Hamden residents with additional opportunities for funding and services.

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

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

The Town supports the Quinnipiac Valley Health District's applications for lead grant funding as a means to continue 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 Office of Community Development and the Quinnipiac Valley Health District (QVHD) will apprise homeowners of any State or Federal loan programs available for the removal of hazardous materials.

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

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

In order to address poverty among groups where the incidence of poverty is highest, the Town has utilized local funds and its limited CDBG funds for public service programs through the community services and elderly services departments. These departments work with families and



individuals in poverty by providing referrals and assistance for shelter, fuel, food, utility costs, etc.

Job training and employment assistance to unemployed and underemployed individuals is key to helping them to obtain "living wage" employment. By connecting job training to economic development and providing supportive services the Town can move more families out of poverty. The Town promotes workforce development and job training efforts by partnering with the local Adult Education program and referring those seeking assistance to the "Steps to Success Jobs Program." The Keefe Community Center also provides educational programs and resources, including GED, literacy and ESOL training, to individuals looking to improve their employment and life skills. The provision of affordable childcare to working families is an important component in their transition from welfare or poverty to self-support.

The Hamden Keefe Community Center offers financial literacy, career development, language and job training programs to create opportunities developing career and financial success. In the past year 15 Hamden residences used and benefited from the financial literacy program offered by Keefe Community Center. Aspects of the literacy program include checking account handlings, credit card usage, debt, and financially reasonable decisions. Some of the Career Development classes include GED prep, EMT training, Phlebotomy Technician training, certified nurse Assistant training and other specialty programs. The free language training programs offered Pre-GED classes, Basic English reading and writing courses and steps to becoming a U.S Citizen.

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

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

The Town's Office of Community Development (OCD), the Hamden Housing Authority, the Community Services Department, Elderly Services, the Office of Planning and Zoning, and the Quinnipiack Valley Health District, function cooperatively to identify, evaluate and address the housing and community services needs of the various populations within the town.

Through OCD, the Town of Hamden combats cost burden and other housing problems of its extremely low- to moderate-income populations. The Residential Rehabilitation Program is the primary program used to expand the number of affordable units available in Hamden. Where feasible, the town works to promote the creation of affordable housing through outreach and collaborative efforts with area non-profit developers. As part of this, the Town of Hamden supports the efforts of non-profit and private developers who come forth with viable proposals to expand the Town's affordable stock. The Town actively seeks additional funding opportunities and appropriate properties to support the development of affordable housing.

OCD administers the CDBG program with funding received from the U.S. Department of Housing and

Urban Development (HUD). It plays a major role in encouraging and supporting the activities of private and non-profit developers interested in the construction and rehabilitation of affordable housing units. OHND provides assistance for housing rehabilitation to extremely low- to moderate-income homeowners and owners renting to low- to moderate-income families. The office also administers a first-time homebuyer assistance program. The CD Program Manager works to expand collaborations with realtors, bankers, mortgage brokers and non-profit housing developers to generate more interest in the first time homebuyer program and create new opportunities to expand affordable housing resources.

The Hamden Housing Authority manages the public/elderly housing complexes for the Town of Hamden. The Hamden Housing Authority also administers its Section 8 Voucher and Certificate programs and works to expand its Rental Assistance Program as a means of promoting housing opportunities for low-income/elderly populations. Over upcoming program years. The Housing Authority will also continue to investigate the possibility of creating additional housing resources. The Town has an active and supportive relationship with the Hamden Housing Authority.

The Community Services Department is the primary source for locating shelter for the homeless and special needs households. The Elderly Services Department provides care to elderly residents to prolong their ability to remain self-sufficient and independent. The Quinnipiack 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.

The Town's Department of Economic Development supports community development by its oversight of commercial and neighborhood revitalization projects.

Many of the supportive services offered to Hamden's extremely low- to moderate-income, and elderly/disabled populations, are delivered by non-profit organizations and agencies that receive funding through the CDBG program. The Town of Hamden offers a wealth of supportive services that provide needy residents with appropriate support. The system currently in place has been successful in regards to housing extremely low- to moderate-income populations. While the elderly and populations with special needs are currently being served adequately, a gap exists between requests for affordable housing and available units.

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

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

The Office of Community Development will continue to collaborate with local social service agencies to maximize efforts directed to the expansion of affordable housing and supportive services. Through its Community Services Department, the Town of Hamden will maintain its involvement with the State Department of Social Services to address common issues and concerns and work toward programs to address identified needs.

To benefit the town, the Community Services Department along with the Economic Development Department will maintain an active role in Regional Workforce Organizations, to develop strategies to enhance job training efforts, provide workforce development opportunities, and promote the creation of a jobs. The Town will also become a more active participant in the New Haven Continuum of Care network to gain better knowledge of the needs of the homeless and special needs populations and the programs and activities available to address them. Likewise, through its participation on the South Central Regional Council of Governments (SCRCOG), the Town of Hamden is working with other jurisdictions to address the issues of housing, homelessness, and social services.

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

The Town of Hamden adopted an Analysis of Impediments to Fair Housing in 2019. This document identified server impediments and actions for the Town:

1. Language and Cultural Barriers

Action: 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 a number of 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, OCD will enlist the support of translators to offer more information to non-English speaking residents. The Manager of the OCD also serves as the Fair Housing Officer.

Additional text:

### **Lending practices**

The Town of Hamden continues to remain active in the promotion of Fair Housing within the community. In a concerted effort to affirmatively further fair housing in Hamden, the Office of Housing and Neighborhood Development refers interested individuals to the CT Fair Housing Center for information on tenant and landlord rights and responsibilities. Information on tenant and landlord rights is also provided to individuals with questions or concerns. While the coordination of Fair Rent activities by the Community Development Program Manager remains the most significant activity, several municipal departments, local non-profits, and the independent Hamden Housing Authority offer programs and services that further Fair Housing opportunities.

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

**Hamden Homeownership Initiative & Homebuyer/Homeowner Training:** This program assists income-eligible citizens to purchase their first home in Hamden. The Town requires Pre-Purchase Homeownership Training as a part of the Downpayment Assistance Program. Training is offered in partnership with the New Haven Homeownership Center and Neighborhood Housing Services. This program trains new homebuyers on anti-discrimination laws in home buying and mortgage lending, how to fix their credit, how to understand what homes they can afford, the importance of identifying lead hazards (particularly for families with young children), how to manage the budgetary requirements of home ownership and maintenance; and what applicants can expect at closing.

### **3. Restrictive Zoning**

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 in order to achieve 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 Analysis of Impediments to Fair Housing Choice 2020 affordable rental and/or homeownership opportunities; promotion of activities which will create affordable homeownership opportunities; and continuation of the first-time homebuyer program.

### **Additional findings**

4. **Inefficient Transportation System**The Town will continue to work closely with the Greater New Haven Transit District to offer the most comprehensive web of transit options feasible. Additionally, the Farmington Canal pedestrian path provides an alternative route for those who chose to walk or bicycle through and around Hamden.
5. **Aging Housing Stock**Through both General Funds and CDBG funds, the Town of Hamden is aggressively pursuing sidewalk repairs and curb cuts to assist this population,

particularly along major thoroughfares. Additionally, OCD continues its emphasis on encouraging rehabilitation that will allow disabled residents to remain in their homes. OCD has collaborated with two organizations to provide minor rehabilitation assistance to homes in need of ramps for disabled occupants. CDBG funds continue to support the residential rehabilitation program. Residential Rehabilitation Program: Over the program year, 10 households received residential rehabilitation assistance. This program improved owner-occupied properties for residents of low- to moderate-income, and increased the number of safe, decent housing units available to Hamden residents. The Residential Rehabilitation program increases the affordable housing stock and increases the number of affordable housing units available to rent.<sup>6</sup> Lack of Regional CoordinationThe Town will continue to work closely with the South Central Regional Council of Governments and neighboring municipalities to promote new, equitable, affordable housing throughout the region

## **CR-40 - Monitoring 91.220 and 91.230**

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

The Town of Hamden's Office of Community Development (OCD) is the local agency charged with administering the Town's Community Development Block Grant (CDBG) allocation. The Office employs a full-time Community Development Program Manager, who is responsible for the coordination, oversight, and general monitoring of all program activities.

OCD staff keeps detailed records and requires careful documentation for each program, especially with regard to low- to moderate-income status.

The Community Development Program Manager reviews reports submitted by Public Service Agencies and non-profits to ensure proper documentation of expenditures. Additionally, agencies are provided availability electronically to 2 CFR Part 200 to review allowable cost principles.

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

The CDAC reviews and approves the budget contained in the Annual Action Plan prior to its submission to the Hamden Legislative Council and the U.S. Department of Housing and Urban Development (HUD). The CDAC has nine (9) citizen members of mixed political affiliation, who are appointed by the Mayor and approved by the Legislative Council. The CDAC meets monthly with the Community Development Program Manager and the public to conduct their business, and also meet regularly in smaller sub- committees to work on specific duties.

**Procurement:** All financial and purchasing transactions are conducted through the Town of Hamden Finance and Purchasing Departments. The Office of Housing and Neighborhood Development follows the Town's purchasing procedures, and in doing so, complies with 2 CFR Part 200.

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

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

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

Citizens were notified of the availability of the CAPER plan by newspaper advertisement in the New Haven Register on November 4, 2022 (affidavit included), notifying the community of the opportunity to comment through November 21, 2022.

Community Development Advisory Commission meetings are open to the public, and there was a special meeting that dealt with CAPER submission and the CDAC approval of a draft.

We received no comments of the 2020-2021 Consolidated Annual Performance Evaluation Report.

Language in the newspaper ad indicate that the CAPER could be made available in alternative languages or formats upon request to meet the needs of non-English speaking or disabled individuals.

Outreach to persons with disabilities and non-English speaking persons was made through contact with the local agencies that represent the needs of persons with disabilities and non-English or ESL persons. Information about opportunities to comment on the CAPER was provided to local agencies.

## **CR-45 - CDBG 91.520(c)**

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

There are no changes anticipated in the goals and objectives of the program.

However, the Town is undertaking substantial amendments to both all the older funds and the CV allocation. The CDBG program funds remaining from prior years will be reallocated to support development of a facility to provide housing for persons experiencing homelessness.

Funds from the CDBG CV allocation will be used to purchase 1-2 vehicles by Keefe Community Center Staff to provide direct outreach and services to Town residents do not have access to transportation to receive services. The addition of the new vehicle(s) will allow the Keefe Center Staff to expand its food, housing, youth and other community support and outreach programs.

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

**grants?**

No

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



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

No

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

### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 8 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 9 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

**There were no covered activities.**