

Executive Summary

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

1. Introduction

The mission statement of the Town of Hamden's Office of Community Development (OCD) is: To provide critical financial, informational, and support resources to low and moderate income Hamden residents seeking to improve their access to homeownership opportunities, the quality of their housing, the viability of their businesses, the usability and effectiveness of their shared community facilities, and the cleanliness of their neighborhoods. The OCD has established a system of citizen-based performance assessment to ensure that the programs and services offered effectively achieve the broad goals of the mission statement and meet the expectations of the community. The goal of the U.S. Department of Urban Development's (HUD) community planning and development programs 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 Community Development Block Grant (CDBG) program has served as a critical tool in ending blight, encouraging development in low-income communities, and helping lift families from poverty. This Consolidated Plan represents in one document the Town's plan to pursue these overall goals for all community planning and development in a manner consistent with both HUD's goals and OCD's mission statement. This plan will also detail OCD's commitment to measuring its performance in achieving these goals and ensuring effective use of the available resources. Ultimately, OCD's success in achieving these goals is measured by citizen recognition of neighborhood improvements and human development. By continuing to broaden its contact with residents, businesses, faith groups, and community organizations, OCD will continually track its progress and utilize the flexibility of the CDBG program to secure positively-trending citizen satisfaction rankings. The Town of Hamden's Consolidated Plan for Housing and Community Development 2020-2024 was developed in accordance with 24 CFR Part 91. 24 CFR Part 91 contains the final rule for Consolidated Submissions of the planning and application aspects of the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) programs. Hamden receives funding as an entitlement community through the CDBG program on an annual basis. This new document covers the five-year period with program years beginning 2020 - 2024. It contains an assessment of needs, priorities and objectives, and a strategic plan for the next five years. It also contains an Annual Action Plan identifying specific activities to be undertaken during the July 1, 2020 to June 30, 2021 Program Year (PY 46).

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

An analysis of the nature of housing need reveals that the predominant cause of housing need in Hamden and across the region remains cost burden. As regional home prices continue to rise, and tax and utility rate increases have been imposed on Hamden residents, the financial housing burdens facing low and moderate income residents in Hamden's target district have increased. A review of the data presented 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.

3. Evaluation of past performance

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.

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 and timeliness standards with its Consolidated Plan programs.

4. Summary of citizen participation process and consultation process

Through the Consolidated Plan development process, community needs were identified and plans and efforts of Town departments, agencies, community groups, service providers, and private citizens were brought together to develop a plan for providing decent housing and a suitable living environment, expanding economic opportunity, and reducing the number of households in poverty. The Town of Hamden continues to embrace technology as a mechanism for sharing information and soliciting feedback. Documents, including the draft and final versions of this Consolidated Plan, Annual Action Plans, and CAPERS, are available at OCD's website, www.hamden.com/communitydevelopment, for review and comment. During the citizen consultation process, the Town also sought information that would support a reaffirmation of needs and priorities established in the Town's 2015 - 2019 five-year plan. OCD attempted to gather public comment by distributing an online Housing and Community Development Need survey throughout the community. This survey gave the public the opportunity to rank their needs for various public services. The Survey was structured so that citizens could rate different services by lowest to highest need. Services were grouped into seven different categories: Community Facilities, Community Services, Infrastructure, Special Needs Services, Businesses & Jobs, Neighborhood Services and Housing. The survey also included a section where citizens could state

whether or not they have experienced or witnessed housing discrimination. The survey also asked demographic questions.

5. Summary of public comments

During the 30-day public comment period, the Town did not receive comments on its Draft Plan.

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

See narratives above.

7. Summary

See narratives above.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities 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

The Office of Community Development (OCD) serves as the Town of Hamden's lead agency for coordinating the development of its Consolidated Plan. Through OCD, the efforts of Town departments, agencies, local government, community groups, and citizens were united to develop a strategy for providing decent housing, a suitable living environment, expanding economic opportunities, and reducing the number of households in poverty. OCD does not view these collaborative efforts as a onetime effort, but rather a collective and evolving approach to achieving common goals in an era of acute need amidst diminishing resources.

Consolidated Plan Public Contact Information

Adam Sendroff, Community Development Manager Town of Hamden

Office of Community Development

11 Pine Street Hamden, CT 06514

203-776-5978 x1123

203-562-5947 (fax)

e-mail: asendroff@hamden.com

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The process for the preparation of this Consolidated Plan included consultation with the following individuals and organizations:

- Continuum of Care– Elsa Ward, Deborah Cox
- Connecticut Coalition to End Homelessness – Richard Cho
- Neighborhood Housing Services of New Haven – Bridgette Russell
- Hamden Housing Authority – Hazel Ann Cook, Beth Brooks
- Columbus House Inc. – Hebe Kudish, Lisabette De La Cruz
- Clifford Beers – Adriana Joseph
- Hamden Youth Center/Hamden Police Department – Christine Buechele
- Town of Hamden Community Service Coordinator – Y’Isiah Lopes
- Hamden Public Schools – Jody Goeler, Superintendent, Theresa Ott, Director of Special Education, Hector Velazquez, Family Engagement Coordinator
- Quinnipiack Valley Health District – Ali Mulvihill, Director
- Town of Hamden Elderly Services Coordinator – Suzanne Burbage
- Davenport Dunbar Home Pantry – Sandra Kops
- Greater Hamden Chamber of Commerce – Nancy Dudchik, Lauren Tagliatella
- Town of Hamden Economic Development – Dale Kroop, Director
- Town of Hamden Business Mentor – Richard Pearce
- Town of Hamden Planner – Dan Kops, Town Planner
- Town of Hamden Youth Services -- Susan Rubino
- United Way of Greater New Haven -- Jason Martinez

In addition, various publications and reports were reviewed to assess needs, including the following:

- United Way ALICE Report, 2018
- Facts & Faces: Food Hardship in Hamden, 2019
- Analysis of Impediments to Fair Housing Choice

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(I)).

Topical meetings were held with housing and service providers, representatives from Town agencies and departments, community representatives, and various local committees and commissions.

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 Advisory Commission, neighborhood groups, housing and service providers, citizens at large, and the appropriate Town officials to continue an expanded process for community outreach, citizen involvement, and strategy 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, 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.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/ Group/O rganizati on	Hamden Community Development Department
	Agency/ Group/O rganizati on Type	Other government - Local Grantee Department
	What section of the Plan was addresse d by Consultat ion?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?	The Office of Community Development is the lead organization for the administration, implementation, and oversight of the CDBG programs.

Demo

2	Agency/ Group/O rganizati on	Connecticut Coalition to End Homelessness
	Agency/ Group/O rganizati on Type	Services-homeless Neighborhood Organization
	What section of the Plan was addresse d by Consultat ion?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?	The Connecticut Coalition to End Homelessness creates change through leadership, advocacy, and capacity building in order to prevent and end homelessness.

Demo

3	Agency/ Group/O rganizati on	COLUMBUS HOUSE, INC.
	Agency/ Group/O rganizati on Type	Services-homeless Neighborhood Organization
	What section of the Plan was addresse d by Consultat ion?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?	The organization provides emergency shelter as well as support services to the homeless and those at risk of homelessness.

4	Agency/ Group/O rganizati on	CLIFFORD BEERS
	Agency/ Group/O rganizati on Type	Services-Health
	What section of the Plan was addresse d by Consultat ion?	Non-Homeless Special Needs
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?	Clifford Beers is a children's mental health outpatient clinic; care is a trauma-informed, integrated services, whole-family approach.

Demo

5	Agency/ Group/O rganizati on	NEIGHBORHOOD HOUSING SERVICES
	Agency/ Group/O rganizati on Type	Housing Services - Housing Service-Fair Housing
	What section of the Plan was addresse d by Consultat ion?	Housing Need Assessment Public Housing Needs
	How was the Agency/ Group/O rganizati on consulte d and what are the the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?	NHS revitalizes neighborhoods by rehabilitating houses for people who needed technical or financial assistance, as well as training for homebuyers, homeowners, renters, and landlords.

Demo

6	Agency/ Group/O rganizati on	HAMDEN HOUSING AUTHORITY
	Agency/ Group/O rganizati on Type	Housing PHA
	What section of the Plan was addresse d by Consultat ion?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?	The Hamden Housing Authority is the primary agency addressing the housing issues of the lowest-income residents within town with housing voucher programs.

Demo

7	Agency/ Group/O rganizati on	Greater New Haven Coordinated Access Network (CAN)
	Agency/ Group/O rganizati on Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment
	What section of the Plan was addresse d by Consultat ion?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy

Demo

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The CAN Leadership Committee was consulted as part of the traditional budget planning process and was also directly consulted as part of a round table discussion group for the establishment of the housing needs overview and strategic planning for homeless and special needs housing and community services. The CAN Leadership Committee represents numerous housing and service provider agencies.</p>
<p>8 Agency/Group/Organization</p>	<p>Community Development Citizen's Advisory Commission</p>
<p>Agency/Group/Organization Type</p>	<p>Citizen Advisory and Review Committee Neighborhood Organization</p>
<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Housing Needs Assessment</p>

Demo

	<p>How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?</p> <p>The Community Development Advisory Commission participates in the preparation of the draft Consolidated Plan and Annual Action Plan; represents the community in evaluating programs and activities being considered for funding; and reviews applications from subrecipient agencies along with staff from the Community Development Office. Recommendations are then presented to Town administration for review and formal approval.</p>
9	<p>Agency/ Group/O rganizati on</p> <p>Hamden Youth Center</p>
	<p>Agency/ Group/O rganizati on Type</p> <p>Services-Children</p>
	<p>What section of the Plan was addresse d by Consultat ion?</p> <p>Non-Homeless Special Needs</p>

Demo

	<p>How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?</p>	<p>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.</p>
10	<p>Agency/ Group/O rganizati on</p>	<p>HAMDEN COMMUNITY SERVICE DEPARTMENT</p>
	<p>Agency/ Group/O rganizati on Type</p>	<p>Services-Health Other government - Local</p>
	<p>What section of the Plan was addresse d by Consultat ion?</p>	<p>Housing Need Assessment Anti-poverty Strategy</p>

Demo

	<p>How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?</p>	<p>Community Services provides educational, recreational, and social services through coordinated or direct services.</p>
<p>1 1</p>	<p>Agency/ Group/O rganizati on</p>	<p>HAMDEN PUBLIC SCHOOLS</p>
	<p>Agency/ Group/O rganizati on Type</p>	<p>Services-Children Services-Education</p>
	<p>What section of the Plan was addresse d by Consultat ion?</p>	<p>Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs</p>

Demo

	<p>How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?</p>	<p>The school district addresses the levels and needs of homeless youth both accompanied and unaccompanied in the public school system.</p>
<p>1 2</p>	<p>Agency/ Group/O rganizati on</p>	<p>Quinnipiack Valley Health District</p>
	<p>Agency/ Group/O rganizati on Type</p>	<p>Services-Health Health Agency</p>
	<p>What section of the Plan was addresse d by Consultat ion?</p>	<p>Non-Homeless Special Needs</p>

Demo

	<p>How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?</p>	<p>The Regional Health District responds to code violations and other health-related housing concerns.</p>
<p>1 3</p>	<p>Agency/ Group/O rganizati on</p>	<p>HAMDEN ELDERLY SERVICES</p>
	<p>Agency/ Group/O rganizati on Type</p>	<p>Services-Elderly Persons Services-Persons with Disabilities</p>
	<p>What section of the Plan was addresse d by Consultat ion?</p>	<p>Non-Homeless Special Needs</p>

Demo

	<p>How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?</p>	<p>The Elderly Services Coordinator carries out programming to directly support the elderly population of the Town of Hamden.</p>
<p>1 4</p>	<p>Agency/ Group/O rganizati on</p>	<p>Davenport Dunbar Home Pantry</p>
	<p>Agency/ Group/O rganizati on Type</p>	<p>Services-Elderly Persons Services-Persons with Disabilities</p>
	<p>What section of the Plan was addresse d by Consultat ion?</p>	<p>Non-Homeless Special Needs</p>

Demo

	<p>How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?</p>	<p>Davenport Dunbar Home Pantry provides a food pantry in the Davenport Dunbar senior housing buildings, which are low to moderate income.</p>
<p>1 5</p>	<p>Agency/ Group/O rganizati on</p>	<p>Hamden Planning and Zoning Department</p>
	<p>Agency/ Group/O rganizati on Type</p>	<p>Other government - Local</p>
	<p>What section of the Plan was addresse d by Consultat ion?</p>	<p>Economic Development Market Analysis</p>

Demo

<p>How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?</p>	<p>The Hamden Planning Department is able to speak to the Town's ability to implement and capacity for the economic development changes proposed.</p>
<p>1 6 Agency/ Group/O rganizati on</p>	<p>Department of Economic Development</p>
<p>Agency/ Group/O rganizati on Type</p>	<p>Other government - Local</p>
<p>What section of the Plan was addresse d by Consultat ion?</p>	<p>Economic Development Market Analysis</p>

Demo

	<p>How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?</p>	<p>The Economic Development Director is involved in several neighborhood remediation efforts, as well as the point of contact for the Town to the Hamden business community and their needs.</p>
<p>1 7</p>	<p>Agency/ Group/O rganizati on</p>	<p>Greater Hamden Chamber of Commerce</p>
	<p>Agency/ Group/O rganizati on Type</p>	<p>Regional organization Business Leaders</p>
	<p>What section of the Plan was addresse d by Consultat ion?</p>	<p>Economic Development Market Analysis</p>

<p>How was the Agency/ Group/O rganizati on consulte d and what are the anticipat ed outcome s of the consultat ion or areas for improved coordinat ion?</p>	<p>The Chamber is aware of the conditions and needs in the region and how economic development improvements could positively benefit low-income persons.</p>
---	--

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

The Town has consulted the agencies necessary to develop its Consolidated Plan in a manner that addresses its identified housing and community development needs with the resources provided.

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		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

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.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 Community Development (OCD) follows an approved Citizen Participation Plan, as prescribed by HUD, to encourage citizen input and participation in the CDBG program. OCD has gathered public comment by distributing a survey throughout the community and to relevant agencies, which was made available online. This survey gives the public the opportunity to rank their needs for various public services. Comments gathered from the hearing and surveys are reviewed and taken into consideration. Information regarding the Con Plan and services offered by OCD is made available on the Community Development Web Site.

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	Online Survey	Non-targeted/broad community	312 residents and 28 agency staff	See attached Citizen Participation Attachment.	N/A	
2	Online Survey	Service Agencies and Town Departments	7 agency and town staff	See attached Citizen Participation Attachment.	N/A	

Demo

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)
3	Online Survey	Service Agencies and Town Departments	10 agency and towns staff.	See attached Citizen Participation Attachment.	N/A	
4	Online Survey	Service Agencies and Town Departments	10 agency and towns staff.	See attached Citizen Participation Attachment.	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The housing needs for extremely low, very low, low- and moderate-income households are summarized in the plan. The majority of this data comes from data provided by HUD using data from the US Census, the American Community Survey (ACS) 2011-2015, Comprehensive Housing Affordability Strategy (CHAS) data, as well as through supplemental data provided by OCD's community partners. ACS and CHAS data are estimates based on a 5-year rolling average from 2011-2015, and should be taken as general estimates rather than precise statistics. Housing needs are broken down not only by income level, but also by housing tenure (renter and owner), household type and household size. Households with a housing problem are considered to be households that 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (a housing unit with more than one person per room); 3) have a housing cost burden, including utilities, exceeding 30% of gross income, or 4) have a severe housing cost burden, including utilities, exceeding 50% of gross income. Based upon this data, it is estimated that 4,089 extremely low, low- and moderate-income renter households have housing problems and 3,104 of extremely low, low- and moderate-income owner households are in need of some housing problems. A further analysis of the nature of housing need reveals that the predominant cause of housing need in Hamden and across the region remains cost burden. Within the income group earning less than 30% of median family income, more than 71% of households experience cost burden. Within the 30% to 50% of median income group, 42% of households have a cost burden. Even within the 50 to 80% of median income group, 11% of Hamden's households experience cost burdens. As can be expected, as household income increases, the percentage of households with housing problems and those with a cost burden decreases. As regional home prices continue to rise and tax and utility rate increases have been imposed on Hamden residents, the financial housing burdens facing low and moderate-income residents in Hamden's target district have increased. A review of the data presented 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. Focus should be given to extremely low to moderate income renters in all household configurations.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Summary of Housing Needs

Demographics Base Year: 2009 Most Recent Year: 2015 % Change

Population 60,960 61,525 1%

Households 23,000 23,185 1%

Median Income \$66,373.00 \$70,791.00 7%

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	60,960	61,525	1%
Households	23,000	23,185	1%
Median Income	\$66,373.00	\$70,791.00	7%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,195	2,680	3,220	2,385	11,705
Small Family Households	595	885	1,215	1,055	6,140
Large Family Households	170	45	205	130	725
Household contains at least one person 62-74 years of age	640	480	685	330	2,380
Household contains at least one person age 75 or older	830	855	575	290	785
Households with one or more children 6 years old or younger	225	365	510	375	745

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	15	30	0	45	0	4	0	115	119
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	80	20	50	160	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	4	25	15	59	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	1,370	555	60	0	1,985	910	580	305	60	1,855

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	260	595	775	115	1,745	65	395	820	525	1,805
Zero/negative Income (and none of the above problems)	275	0	0	0	275	25	0	0	0	25

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,395	655	135	65	2,250	910	590	305	180	1,985
Having none of four housing problems	435	790	1,170	745	3,140	155	645	1,610	1,400	3,810
Household has negative income, but none of the other housing problems	275	0	0	0	275	25	0	0	0	25

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	465	525	345	1,335	90	250	420	760
Large Related	55	0	45	100	115	35	120	270
Elderly	500	319	100	919	670	645	445	1,760
Other	635	400	380	1,415	100	50	130	280
Total need by income	1,655	1,244	870	3,769	975	980	1,115	3,070

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	465	185	10	660	90	230	155	475
Large Related	55	0	0	55	115	25	15	155
Elderly	295	190	20	505	605	275	70	950
Other	580	190	30	800	100	50	60	210
Total need by income	1,395	565	60	2,020	910	580	300	1,790

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	25	24	45	65	159	0	0	0	4	4

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	60	0	0	60	0	0	0	0	0
Total need by income	25	84	45	65	219	0	0	0	4	4

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

HUD data is not available for single-person households in need of housing assistance. This population is estimated based on the number of total nonfamily households and the proportion of single person households and applying that proportion to the number of “Other, non-family households” reported in Tables 9 and 10. In Hamden as a whole, there were 9,031 households (+/-496) reported as nonfamily, according to 2011- 2015 ACS estimates. Of this number, 82% are living alone, and of the single-person households 39% are over age 65. Elderly people in single-person households may face additional health risks and social isolation from living alone.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled: According to 2011-2015 ACS estimates, roughly 10% of Hamden’s civilian noninstitutionalized population (6,056 +/- 546 people) have a disability. Of the disabled population, almost half are over age 65, about 46% are adults 18 to 64 years, and about 5% are children 5 to 17 years old. The most common disability among children is a cognitive difficulty (approximately 59%). Among adults 18 to 64 the most common disabilities are cognitive difficulties and ambulatory difficulties (both about 47%), followed by independent living difficulties. Among the population 65 and over, the most common disabilities are

ambulatory difficulties (61%), independent living difficulties (43%), and hearing difficulties (44%). Those with ambulatory difficulties likely need handicap-accessible housing, and those with independent living difficulties likely need assisted housing. Domestic violence, dating violence, sexual assault, and stalking: According to the 2018 Family Violence Arrest Report provided by the State of Connecticut, Hamden had 231 total family violence offenses in 2018. There were 421 other offenses, of these, 58% were cases of disorderly conduct/ breach of peace, 17% were assaults, and 8% were violation court orders, which can include violation of restraining orders. 1% of cases were homicide, sexual assault, and stalking (1, 1, 3 cases respectively). According to Table 24, 0 housing voucher recipients self-reported that they were a domestic violence victim. However, due to the private nature of such crimes, this number may be underreported.

What are the most common housing problems?

According to Table 7, the most common housing problem is one of cost burdens (defined as paying more than 30% of income toward housing costs). Cost burden affects 32% of all households in Hamden. Other housing problems in Hamden include substandard housing (1%), zero/negative income (1%), and severe overcrowding (1%). Severe cost burden is defined as paying more than 50% of income toward housing costs. Severe cost burdens make up 48% of all housing problems in Hamden and affects 17% of all total households. Cost burden between 30% and 50% income makes up 44% of housing with problems and 15% of total households.

Are any populations/household types more affected than others by these problems?

In general, lower income households experience housing problems in greater numbers. Comparing Table 7 to Table 6, 92% of all extremely low income households (0-30% AMI) have a housing problem; 83% of all very low income households (30-50% AMI) have a housing problem; 63% of all low income households (50-80% AMI) have a housing problem; and 37% of moderate income households (80-100% AMI) have a housing problem. Housing problem data for households making above area median income was not provided. Lower income households also experience more severe housing problems. 71% of extremely low income households have severe cost burdens vs. 42% with cost burdens of 30-50% of income. Conversely, 11% of moderate-income households have cost burdens of 30-50% of income, and only 3% have severe cost burdens.

Slightly more renters than owners face total housing problems in Table 7 (4,296 and 3,808, respectively) for a total of 35% of all households. Hamden is 66% owners and 34% renters; therefore, renters are disproportionately affected by housing problems (54%) compared to homeowners (25%). Renters are also more likely to be extremely low income. Renter-occupied households are 66% of all households earning 0-30% of AMI. Extremely low-income households likely face barriers to homeownership, such as providing a down payment and closing costs. Tables 9 and 10 show levels of cost burden (30-50% and over 50% of income) by household type for extremely low, very low, and low-income households. In aggregate, housing cost burdens affect the elderly (39% of the sample), "other" households (25% of sample), small related families (30% of sample), and large related families (5% of sample). The affected

elderly households tend to be extremely low-income homeowners and renters who may be living on fixed incomes.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to Table 9, there are roughly 2,700 small and large families that have a household income of 50% HAMFI or less as well as housing cost burdens of greater than 30%. 65% of these families are renters and 35% are homeowners. 39% of these families (1,450) are extremely low income, earning 30% HAMI or less, as well as being severely cost burdened, or paying more than 50% of their income toward housing costs. Among these extremely high-risk families, 72% (1,040) are renters and 28% (410) are homeowners. Among both renters and homeowners in this group, most are small families of fewer than five members (1,110, or 77% of extremely low-income severely cost-burdened families) compared to large families of five members or more (340, 23% of the group). These families may face additional challenges in terms of finding affordable childcare to watch after young children while the adults work, especially if the adults are working multiple jobs and/or shift work with unpredictable hours.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Low income households that are already cost-burdened may be at risk of homelessness. The loss of a job or a medical emergency may push these households into eviction or foreclosure. In Hamden, households that are low income (0-80% of AMI) and cost burdened (over 30% of income) make up 13% of the total households. Households that are extremely at risk may include households that are extremely low income and have severe cost burdens. These households make up 10% of the total households in Hamden.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Particular housing characteristics that have been linked with instability and an increased risk of homelessness may be age and condition of housing, which may have a higher upkeep and maintenance burden, as well as high-cost housing in general. High-cost housing creating a cost-burden on low-income households can increase the risk of homelessness. As discussed above, the loss of a job or a medical emergency may push these households into eviction or foreclosure. When households are forced into eviction or foreclosure in an area where there are few lower-cost alternatives available, households may face doubling up with other households or homelessness

Discussion

See narratives above.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In Hamden in 2015, approximately 63% of the households are Non-Hispanic White, 21% Black/African American, 9% are Hispanic, and 5% are Asian. American Indian/Alaska Natives and Pacific Islanders each make up less than 1% of Hamden households. A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,630	270	300
White	1,675	225	194
Black / African American	695	40	60
Asian	30	0	15
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	184	10	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,235	445	0
White	1,235	300	0
Black / African American	605	90	0
Asian	90	10	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	240	35	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,035	1,185	0
White	1,130	830	0
Black / African American	690	190	0
Asian	85	0	0
American Indian, Alaska Native	30	4	0
Pacific Islander	0	0	0
Hispanic	100	155	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	885	1,505	0
White	680	980	0
Black / African American	135	240	0
Asian	60	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	145	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Among the 3,200 households making between 0-30% AMI, 82% have one or more housing problems, 8% have none of the four housing problems, and 9% have no/negative income but none of the other housing problems. 100% (10 of 10) of American Indian/Alaska Natives reported in this group have a housing problem. 87% (695 of 795) Black/African Americans have one or more housing problems, as well as 88% (184 of 209) of Hispanic households. Among the 2,680 households making between 30-50% AMI, 83% have one or more housing problems, and 17% have no housing problems. 100% (40 of 40) of American Indian/Alaska Natives have one or more housing problems. Among the 3,220 households making between 50-80% AMI, 63% have one or more housing problems, and 37% have no housing problems. 100% (85 of 85) of Asians have one or more housing problems. Among the 2,390 households making between 80-100% AMI, 37% have one or more housing problems, and 63% have no housing problems. No race or ethnicity is disproportionately affected

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,305	590	300
White	1,445	455	194
Black / African American	610	125	60
Asian	30	0	15
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	174	15	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,245	1,435	0
White	595	940	0

Demo

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	435	260	0
Asian	34	65	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	120	155	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	440	2,780	0
White	265	1,695	0
Black / African American	90	800	0
Asian	50	35	0
American Indian, Alaska Native	0	34	0
Pacific Islander	0	0	0
Hispanic	40	220	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	245	2,145	0
White	190	1,465	0
Black / African American	0	375	0
Asian	50	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	150	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Among the 3,195 households making between 0-30% AMI, 72% have one or more severe housing problems, 18% have none of the severe housing problems, and 9% have no/negative income but none of the other housing problems. 100% (10 out of 10) of American Indian/Alaska Natives have one or more severe housing problems. 85% (174 of 204) of Hispanic households have one or more severe housing problems. 77% (610 of 795) of Black / African American households have one or more severe housing problems. Among the 2,680 households making between 30-50% AMI, 46% have one or more severe housing problems, and 54% have no housing problems. 100% (40 out of 40) of American Indian/Alaska Natives have one or more severe housing problems. 63% (435 of 695) of Black / African American households have one or more severe housing problems. Among the 3,220 households making between 50-80% AMI, 14% have one or more housing problems, and 86% have no housing problems. 59% of Asian households (50 of 85) have one or more severe housing problems. Among the 2,390 households making between 80-100% AMI, 10% have one or more severe housing problems, and 90% have no housing problems. 43% of Asian households (50 of 115) have one or more severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,270	4,695	3,915	300
White	10,040	2,975	2,355	194
Black / African American	2,430	1,265	1,075	60
Asian	700	145	95	15
American Indian, Alaska Native	4	30	50	0
Pacific Islander	0	0	0	0
Hispanic	870	240	285	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

Discussion:

Out of 23,187 households in the jurisdiction as a whole, 62% have housing costs less than 30% of income (i.e., are not cost burdened). 20% of households have a cost burden of 30-50% of income, and 17% are severely cost burdened over 50% of income. According to Table 21, American Indian and Alaska Native households are disproportionately affected by cost burdens greater than 50% of income. However, this is likely due to the small sample size.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

While Black/ African American households in Hamden are not disproportionately affected as a whole, they are affected at the 50% to 80% AMI levels (housing problems and severe housing problems) and 80%-100% AMI (housing problems). The estimate of Black/ African American households affected is 2,125 households with housing problems and 1,135 households with severe housing problems. Similarly, the Asian population is not disproportionately affected as a whole but are disproportionately affected by severe housing problems at the 50-80% and 80-100% AMI level (housing problems and severe housing problems). The estimate of Asian households affected with housing problems is 345 and 344 households with severe problems.

If they have needs not identified above, what are those needs?

Some residents may have additional needs relating to cultural differences or language barriers. According to 2011-2015 ACS estimates, about 13% of Hamden's population (8,233 people) is foreignborn, with about 1,497 entering the US after 2010. Among the foreign-born population, about 34% are from Asia, 26% are from Europe, 28% are from Latin America, 9% are from Africa, and 3% are from Northern America. In addition, almost 5% of the population over the age of 5 speak English less than "very well." This includes 1,011 Spanish speakers, 831 speakers of other Indo-European languages, 795 speakers of Asian and Pacific Islander languages, and 172 people who speak some other language. Making materials such as informational brochures and applications available in multiple languages, as well as contracting translation services, may be useful for these non-native English speakers. 4% of the population over 16 years old get to work by public transportation (ACS 2015). Those who take public transportation are disproportionately more likely to be Black/ African American, live below 100% of the poverty level, be foreign born, or not be a US citizen. Another need is the lack of convenient access to public transportation, which can directly impact the availability of homes to certain potential residents. 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 and employment options of those without personal automobiles

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Minority groups, especially Black/African American and Hispanic households, are more concentrated in the southern part of Hamden near the New Haven border. The southern half of the Town includes the areas of greatest density, oldest housing units, and greatest percentages of low-income residences. CDBG funds are concentrated in Census Tracts 1655 and 1656, (the Highwood and southern Hamden Plains areas), as well as Census Tract 1651, the State Street Revitalization Zone

NA-35 Public Housing – 91.205(b)

Introduction

The Hamden Housing Authority (HHA) exists to provide safe, decent, and affordable housing to low and very low-income families. The HHA is governed by a five-member Board of Commissioners. Without federal funding, the HHA operates 190 units of elderly/disabled housing; 30 units of congregate housing and 4 units of affordable housing. HHA also administers a Section 8 Housing Choice Voucher Program, and is a subcontractor for the State of Connecticut, Department of Housing Programs. Feedback from the focus groups spoke to the need for more Section 8 vouchers to reduce the long waiting list.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	313	0	313	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	15,538	0	15,538	0	0
Average length of stay	0	0	0	6	0	6	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	60	0	60	0	0
# of Disabled Families	0	0	0	59	0	59	0	0
# of Families requesting accessibility features	0	0	0	313	0	313	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	46	0	46	0	0	0
Black/African American	0	0	0	267	0	267	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	59	0	59	0	0	0
Not Hispanic	0	0	0	254	0	254	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Hamden Housing Authority and the Hamden Elderly Services Department address the supportive housing/service needs of the elderly, frail elderly and disabled. Currently, all of the two hundred twenty (220) rental units managed by the Housing Authority are occupied by elderly and disabled individuals (4 additional units are multi-family). The Hamden Elderly Services Department does not own any properties, but they do refer clients to potential housing.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Hamden Housing Authority has two (2) Resident Services Coordinators (RSC) to expedite the assessment and delivery of supportive assistance to its residents. The RSCs also monitor the delivery of the required services. The needs of this population include financial assistance, e.g. fuel assistance; financial and administrative assistance with medical and health services; homemaker services; outreach; and emotional support. The Hamden Elderly Services Department addresses many of these needs.

How do these needs compare to the housing needs of the population at large

According to Table 23, the average annual income for a Housing Choice voucher is \$22,813, which would fall into the extremely low-income category. Like other households facing extreme poverty, severe cost burdens may put these households at high risk of homelessness. The fact that 27% of program participants are elderly and 36% are disabled (possibly duplicative counts) may mean that many program participants may have more special needs than the population at large.

Discussion

Minority groups are disproportionately represented among the tenant-based voucher population. While Black/African American households are only 20% of Hamden's total households, they account for 74% of the households using tenant-based vouchers. Hispanic households are also disproportionately represented, accounting for 22% of the tenant-based voucher holders compared to 9% of the total household population.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Traditionally, it has been difficult to undertake an accurate census of Hamden’s homeless population. This is especially true when one considers that the number of homeless includes not only those families and individuals without shelter, but also those who may be doubled-up with family or friends not by choice, but by necessity. Local providers have also identified two populations at risk for becoming homeless: 1) households earning extremely-low to low-income and paying more than 50% of their income for housing and 2) households at-risk of losing their home or their lease because of job loss, change in family status or other financial setback. Persons living in substandard housing also risk homelessness due to emergency housing needs. The Office of Community Development has increased efforts to address homelessness in the last three years. The OCD works closely with the Columbus House, Inc. Outreach and Engagement Team to offer those experiencing homelessness shelter intake and case management services. In addition, they work closely with the Cornell Scott Hill Health Center Homeless Healthcare Program to offer physical health, mental health, and substance abuse services to Hamden’s homeless. These partnerships will be continued and expanded in the coming years.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0

Demo

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Service providers estimate that three to four families from Hamden can be in an emergency shelter at any given point in time.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Estimates on the number of homeless individuals Columbus House shelters each year, approximately 20 identify themselves as coming from Hamden. The Columbus House Shelter the number of guests by community each program year. Statistics for Hamden show that in PY44 (2019), there were 2 White guests, 7 Black/ African American guests, 1 American Indian/ Alaskan Native guest, and 3 Hispanic guests. The nature and extent of homelessness by racial and ethnic group for all of Hamden is not available.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the people Columbus House shelters each year, approximately 20 identify themselves as coming from Hamden. Currently, it is estimated that there are over a dozen known unsheltered homeless people in Hamden. These individuals are served by the Columbus House and Cornell Scott Hill Health Center street outreach and medical services teams. Outreach to and engagement of the unsheltered homeless known to be living on the streets is provided by the Columbus House and Cornell Scott Hill Health Center Outreach teams, the Hamden Police Department and the Town’s Community Services administrator with the goal of encouraging them to take advantage of the ranges of services available.

Discussion:

In the last two years, Hamden has hosted an Overnight Winter Warming Center. In Year 1 there was an average of 21 check-ins a night. In Year 2, there was an average of 5-check ins a night. However not everyone may have been from Hamden since the Overnight Winter Warming Center is a regional service, open to all. As in most warming center services, the number of check-ins is directly related to the severity of the winter weather.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

As required by the Consolidated Plan Final Rule each municipality is required, to the extent possible, to estimate the number of persons who are not homeless, but who still require supportive housing. There is no specific data source available to quantify special needs populations. However, through the use of Census data, national statistics and State and local estimates special needs population housing need estimates have been made. The needs of the Frail Elderly, Severely Mentally Ill, Developmentally Disabled, Physically Disabled and AIDS/HIV populations are discussed below.

Describe the characteristics of special needs populations in your community:

Persons with Substance Abuse Issues and/or Mental Health Issues:

Unknown.

Developmentally Disabled:

In the 2015 ACS, there are an estimated 2,274 people with cognitive difficulties. 220 are estimated to be children under age 18, 1,371 are estimated to be adults aged 18 to 64, and 638 are estimated to be elderly over age 65.

Elderly/Frail Elderly/Disabled:

According to 2011-2015 ACS data, about 46% (2,811 people) of the elderly population over age 65 has a disability. The most common disability or difficulty is an ambulatory difficulty (28% of all elderly), followed by independent living difficulties (20%) and hearing difficulties (21%). People with difficulty walking or independent living may need ADA-compliant housing units for walkers or wheelchairs or have supportive housing/long-term care facility needs.

What are the housing and supportive service needs of these populations and how are these needs determined?

Persons with Substance Abuse Issues and/or Mental Health Issues:

No facilities for persons with substance abuse or persons with severe mental illness are located within the Town of Hamden. The Town of Hamden Community Services Department refers such individuals to in-patient abuse programs, detoxification programs, and congregate housing facilities for persons with severe mental illness located throughout the State. In most cases, persons with substance abuse problems are living in emergency housing (shelters) located in the City of New Haven and beyond. The Children's Center runs a rehabilitation facility for teenagers in Hamden facility. For substance abuse disorders and severe mental illness, the Town generally refers people to Yale Behavioral Health Services of Hamden who could then offer their services or make their own referrals. Yale Behavioral Health Services will also make home wellness checks alongside HPD of HFD if there are serious concerns.

Developmentally Disabled:

There are two residential programs serving the needs of persons with intellectual development disorders: The Kennedy Center and HART United. Several agencies in the Greater New Haven Area provide vocational life skills and supportive services to persons with developmental disabilities. Although these agencies provide a variety of living arrangements there is a continuing need to provide additional affordable housing and services. Hamden's supportive programs have provided a higher than average rate of residency for developmentally disabled persons. However, psychiatrically hospitalized, unemployable persons on disability benefits are usually discharged to other communities. The mentally ill who are released from hospitals are required to have a permanent address prior to discharge.

Elderly/Frail Elderly/Disabled:

The Hamden Housing Authority and the Hamden Elderly Services Department address the supportive housing/service needs of the elderly, frail elderly and disabled, but do not run any congregant housing. Currently, all of the two hundred twenty (220) rental units managed by the Housing Authority are occupied by elderly and disabled individuals (4 additional units are multi-family). The Housing Authority does not anticipate a loss of units. The Davenport/Dunbar Residence, under the management of Davenport/Dunbar Association, provides three hundred forty-three (343) units of elderly housing.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

As of 2018, The Connecticut Department of Public Health states there are 202 people living with HIV in Hamden. 6 cases were diagnosed in 2018. The National Committee on AIDS has suggested that one-third to one-half of all persons living with AIDS are homeless, or in imminent danger of becoming homeless. Applying this estimate, presumably 67 persons will require supportive housing as for reasons correlated to their HIV/AIDS diagnosis. Leeway, Inc. opened a 17-unit housing facility for individuals living with AIDS in the CDBG target area in fall of 2010.

Discussion:

See narratives above.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

ADA Compliance/Handicap Accessibility

In order to provide a suitable living environment and access to services for the elderly and the disabled there is a need to provide accessibility improvements to several of the Town's public facilities and at many sidewalk locations.

Neighborhood/Public Facilities

There is a need to provide facility improvements to many of the Town's neighborhood and public facilities especially those which serve the Town's low and moderate-income areas and populations, the elderly, the disabled and disadvantaged youth and children. Such improvements are key to the Town's ability to provide adequate programs and services to its populations in need. Such facilities include the M.L. Keefe Community Center and Town Libraries.

Elimination of Blight

To promote neighborhood revitalization and the creation of suitable living environments there is a need to combat and eliminate blighting influences. Such needs range from the clean-up of properties, the removal of graffiti, the removal of abandoned cars, seasonal cleanings, litter control, and the provision of additional neighborhood beautification components. The Town has had several clean up days in partnership with Quinnipiac University. This category has been prioritized by a number of groups consulted during the planning process and the Town is actively seeking more partnerships with other organizations committed to addressing litter and blight issues

How were these needs determined?

As part of the consultation and needs assessment process undertaken for the preparation of this Consolidated Plan as well as past community development planning efforts, the Town of Hamden has identified several non-housing community development needs eligible for assistance under the CDBG Program. These needs will be utilized to form the basis for the Non-Housing Community Development portions of the Five-Year Strategic Plan. The needs as described herein have been identified through an analysis of past community development efforts; an assessment of existing and proposed plans for various neighborhoods; consultations with residents and representatives from various neighborhoods and services providers; and input from locally elected officials, municipal agencies and departments.

Describe the jurisdiction's need for Public Improvements:

There is a need to provide infrastructure improvements such as street, sewer, drainage and sidewalk improvements as well as internet access within the Town's low-income target area neighborhoods and Neighborhood Revitalization Zone (NRZ) areas. Streetscape improvements in support of commercial and neighborhood revitalization efforts are also needed. The provision of these improvements in select target locations can have a positive impact on neighborhood blight and public safety issues.

How were these needs determined?

As part of the consultation and needs assessment process undertaken for the preparation of this Consolidated Plan as well as past community development planning efforts the Town of Hamden has identified several non-housing community development needs eligible for assistance under the CDBG Program. These needs will be utilized to form the basis for the Non-Housing Community Development portions of the Five-Year Strategic Plan. The needs as described herein have been identified through an analysis of past community development efforts; an assessment of existing and proposed plans for various neighborhoods; consultations with residents and representatives from various neighborhoods and services providers; and input from locally elected officials, municipal agencies and departments.

Describe the jurisdiction's need for Public Services:

The Town of Hamden has identified several public service needs as part of the Consolidated Plan development process. While the Town currently has a variety of public service needs many of these are addressed through a range of local, state and federal resources that are separate from the CDBG Program. The Town has identified several areas of need which if addressed will meet its overall CDBG objectives. This includes childcare and youth programs; elderly support services; job training and skill development programs; health and nutrition services; community empowerment and awareness programs; transportation services; and programs and activities that address the needs of special needs populations. The increasing need for youth education and enrichment activities and the growing needs of the elderly and disabled populations were identified as priority need areas throughout the consultation process.

How were these needs determined?

As part of the consultation and needs assessment process undertaken for the preparation of this Consolidated Plan as well as past community development planning efforts the Town of Hamden has identified several non-housing community development needs eligible for assistance under the CDBG Program. These needs will be utilized to form the basis for the Non-Housing Community Development portions of the Five-Year Strategic Plan. The needs as described herein have been identified through an analysis of past community development efforts; an assessment of existing and proposed plans for various neighborhoods; consultations with residents and representatives from various neighborhoods and services providers; and input from locally elected officials, municipal agencies and departments.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

As shown in the tables below, according to the 2011-2015 ACS estimates, Hamden has 25,225 housing units. This figure includes all types of units, including single and multi-unit housing structures. This figure represents an increase of 221 units from the 2010 Census. It is important to highlight that the ACS numbers supplied by HUD to be used in this plan are based upon estimates generated more than 5 years ago. According to the Town's 2018 GIS, 24% of the Town's area is currently open space, 57% of the Town's area is residential, 7% of the Town's area is commercial/industrial, and 6% of the Town's area is institutional. The remaining 6% is categorized as "Other." In projecting long term, the results of the residential development potential analysis illustrate that, based on the new Zoning Regulations completed in January 2009, approximately 1,500 additional dwelling units could be built within the Town's residential zones. This development includes 50-100 in Census Tract 1655, 40-60 in Census Tract 1657, 10-20 in Census Tract 1656, and 30-40 in Census Tract 1651. According to the 2010 census data Hamden's renter occupied units accounted for 32.1% of the total units town wide. Owner-occupied units accounted for 67.9% of the Town's total housing units. 2011- 2015 estimates have not shown any substantial changes, with 66.1% of housing units remaining owneroccupied and 33.9% renter occupied. Hamden's housing stock is generally in good-to-fair condition town-wide. Within the low-income neighborhoods and census tracts, conditions decline on a spot basis.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Hamden has seen approximately 4% decrease in number of households from 2010 to the 2011-2015 ACS estimates (24,099 to 23,187 households) as well as a less than 1% increase in total housing units (25,114 units to 25,225 units). The vacancy rate has also increased from 5.6% to 8.1%

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,375	57%
1-unit, attached structure	1,130	4%
2-4 units	3,265	13%
5-19 units	2,415	10%
20 or more units	3,995	16%
Mobile Home, boat, RV, van, etc	45	0%
Total	25,225	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	840	11%
1 bedroom	695	5%	2,595	33%
2 bedrooms	2,995	20%	2,735	35%
3 or more bedrooms	11,640	76%	1,680	21%
Total	15,330	101%	7,850	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to 2018 statistics from the CT Department of Housing, the following housing units are counted as affordable in Hamden:

- 937 Governmentally Assisted Units
- 699 Tenant Rental Assistance

- 486 CHFA/USDA Mortgages
- 4 Deed Restricted Units

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No units are expected to be lost from inventory at this time.

Does the availability of housing units meet the needs of the population?

Hamden's housing stock is mostly single unit detached units (57%), followed by properties that have 20 or more units (16%) and smaller 20-49 unit and 2-unit properties (7% each). According to 2011-2015 ACS estimates, the homeowner vacancy rate 1.2% compared to 7.0% among renters. The renter unit sizes seem to generally meet the needs of the renter population. An estimated 3,438 (44%) of units are 0-1 bedroom, and according to 2011-2015 ACS, roughly 3,431 (44%) of renter households are single-person households. There are 2,733 (35%) renter units with two bedrooms and 3,468 renter households (44%) have 2 to 3 people; and 1,680 (21%) renter units have 3 or more bedrooms and 952 (12%) renter households have 4 or more people. Conversely, owner-occupied units are heavily weighted to homes with many bedrooms: 72% of owneroccupied units have 3 or more bedrooms, while only 20% of households have four people or more. While 26% of owner-occupied households have only one person, 0-1-bedroom units are only 5% of units; additionally, 55% of owner-occupied households have 2 to 3 people, and only 20% of houses are 2 bedrooms. Homeowners may favor more bedrooms than strictly necessary for their current household size for many reasons (using extra bedrooms as guest rooms or offices or holding extra rooms in anticipation of future children or for elderly parents or grandparents to move in). However, a larger stock of smaller, affordable housing units may be beneficial for low-income single people and couples, such as elderly homeowners who wish to downsize.

Describe the need for specific types of housing:

A review of the data presented 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. Focus should be given to extremely low to moderate income renters in all household configurations.

Discussion

See narratives above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing affordability in Hamden is affected by a combination of economic trends impacting the State of Connecticut as well as demographic and housing stock trends particular to Hamden. The problem of housing affordability is most severe for lower-income households who are most at-risk during difficult financial times

Like other inner-ring suburbs that share borders with Connecticut's cities, Hamden has seen a significant increase in population even as state population decreased. Due to the local and regional university presence, students are competing with other renters for a place to live. Rental costs have increased by 15%. This increased demand for rental housing has further impacted the population of low to moderate-income tenants.

According to data provided by HUD (Table 33), in 2015 the median home value was \$230,800, an 8% decrease from 2009. Competition for Hamden's housing is limiting opportunities for low to moderate-income buyers.

Even in the Community Development Target Areas, the trends work against low to moderate income homeowners. In Hamden, the problem of affordability is just as severe in terms of rental housing. Approximately one-third of the Town's housing stock is in rental housing. Of the 4,089 renter households in Hamden with income less than 80% of the area median income, 40% pay more than 30% of their income for housing. This level of expenditure is considered to be a cost burden. Despite the significant construction of rental properties over the last decade, very few dedicated low- to moderate-income units have been created by the private market or through non-profit development. Most of the new rental housing has been high-end market-rate construction.

The Town has a Residential Rehabilitation Program that focuses its efforts in the Community Development Target Areas where higher numbers of rental units exist. The program assists landlords and property owners in making necessary housing and building code repairs while keeping the rental units affordable to low- and moderate-income occupants. Historically most clients have been lower-income owner-occupied single-family holders addressing building code issues, and emergency furnace and roof repairs. Over the Strategy Period, the Town will work with its neighborhood-based organizations and faith groups to develop a process wherein vacant and blighted structures suitable for rehabilitation are renovated and returned to the market as quickly as possible.

With a high concentration of ownership housing available at a variety of price ranges, some of the units available for sale are at pricing levels which make them affordable to moderate-income households. To close the affordability gap for those households who have the ability to make monthly mortgage payments and maintain a house, but have been unable to accumulate the necessary down payment and closing cost resources, the Town's First-Time Homebuyer Program is available to offer assistance. This program offers matching down payment loans up to \$5,000 to eligible homeowners who purchase

homes in the target district, complete a homebuyer training course, and pass a lead clearance. The First Time Homebuyer down payment assistance program helps individuals achieve homeownership who have historically been excluded from it. The Town works collaboratively with non-profit housing providers and service agencies like Neighborhood Housing Services and Neighborworks-New Horizons of New Haven to ensure that this program reaches the target audience and effectively suits their needs.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	251,900	230,800	(8%)
Median Contract Rent	986	1,129	15%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,015	12.9%
\$500-999	1,990	25.4%
\$1,000-1,499	3,685	47.0%
\$1,500-1,999	990	12.6%
\$2,000 or more	180	2.3%
Total	7,860	100.1%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	560	No Data
50% HAMFI	1,495	810
80% HAMFI	4,305	2,990
100% HAMFI	No Data	5,065
Total	6,360	8,865

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,042	1,162	1,407	1,775	2,008
High HOME Rent	1,021	1,162	1,407	1,700	1,878
Low HOME Rent	898	962	1,155	1,334	1,488

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

There is insufficient housing for households at lower income levels. Data provided in Table 30, Housing Affordability, was compared to 2010-2015 CHAS data Total Households by Tenure and Income. For extremely low-income households earning less than 30% HAMFI, there are 560 affordable units for 3,195 households (undersupply of 2,635 units). No data was provided for ownership units. For very low-income households earning less than 50% HAMFI, there are 2,305 affordable units for 2,680 households (undersupply of 375 units). For moderate income households earning less than 80% HAMFI, there are 7,295 units for 3,220 households (oversupply of 4,075 units). For households earning less than 100% HAMFI, there are 5,065 owner units. There are 2,385 households earning less than 100% HAMFI (oversupply of 2,680). 11,705 households are earning over 100% HAMFI. For households earning 100% of HAMFI, there are 15,225 affordable units for 6,360 households (oversupply of 3,520 units). For both rental and owner-occupied units, there is an undersupply of units affordable to lower-income households and an oversupply of more expensive housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

From 2009 to 2015, median home values have decreased from \$251,900 to \$230,800. According to the CPI Inflation Calculator from the Bureau of Labor Statistics, after inflation, \$230,800 in 2015 dollars would have the same buying power as \$213,992 in 2009, or an after-inflation decrease of 7% in 5 years, or about 1.5% a year.

During the same period, median contract rent increased from \$986 to \$1,129. According to the CPI Inflation Calculator from the Bureau of Labor Statistics, after inflation, \$1,129 in 2015 dollars would have the same buying power as \$1,047 in 2009, or an after-inflation decrease of 7% in 5 years, or about 1.5% a year.

Affordability of housing is likely to continue to rise steadily.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area median rent is \$1,129, which is lower than the Fair Market Rent for a one-bedroom apartment (\$1,162), lower than the Fair Market Rent for a two-bedroom (\$1,407). Area median rent is the median rent for all rental units as a whole and is not adjusted for number of bedrooms.

The Town of Hamden has a Fair Rent Commission and Fair Rent complaint process for residents who have been given what they believe is an unreasonable or unconscionable rent increase by their landlord. The Office of Community Development Director currently serves as the Fair Rent Officer. The Town has streamlined the Fair Rent process in order to make it more efficient for residents in such situations.

Discussion

The majority of the Town's annual CDBG expenditures are used for direct housing-related activities for low- to moderate-income residents. Activities include residential rehabilitation, emergency rehabilitation, homebuyer assistance, and fair housing/fair rent activities. Housing investment through these programs, as well as "continuum of care" referrals to other government and non-profit programs, allows residents to improve the conditions of their homes and assists the Town in increasing the availability of safe, affordable housing for low- to moderate income and elderly residents.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Hamden's housing stock is generally in good-to-fair condition town-wide. Within the low-income neighborhoods and census tracts, conditions decline on a spot basis. According to Table 7, there are 45 rental units and 119 owner-occupied units that are substandard or lacking complete plumbing or kitchen facilities. 160 renter households experienced severe overcrowding (more than 1.51 people per room), and 59 renter households and 4 owner households experienced overcrowding of 1.01 to 1.5 people per room.

Definitions

The definition of housing problems used by HUD is a non-duplicative count of households with housing problems including those that 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (a housing unit with more than one person per room); 3) have a housing cost burden, including utilities, exceeding 30% of gross income, or have a severe housing cost burden, including utilities, exceeding 50% of gross income.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,850	32%	3,980	51%
With two selected Conditions	70	0%	180	2%
With three selected Conditions	30	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,380	68%	3,690	47%
Total	15,330	100%	7,850	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	445	3%	485	6%
1980-1999	2,900	19%	2,455	31%
1950-1979	6,770	44%	2,995	38%
Before 1950	5,220	34%	1,920	24%
Total	15,335	100%	7,855	99%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,990	78%	4,915	63%
Housing Units build before 1980 with children present	670	4%	285	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,222	742	1,964
Abandoned Vacant Units	0	0	0
REO Properties	22	0	22
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:

2018 ACS

Data Source Comments:

According to the 2018 ACS, there are 2,059 vacant housing units in Hamden. Out of these, 747 were listed for rent, 187 are rented but not occupied, 216 are for sale, 72 are sold but not occupied, and 95 are for seasonal use. Presumably, all of these units are in livable condition. In addition, there are 742 vacant units classified as "other." It is likely that many of these are abandoned and not suitable for rehabilitation. According to RealtyTrac, there are 22 bank-owned properties in the Town of Hamden as of July 2020.

Need for Owner and Rental Rehabilitation

The Town has a targeted Residential Rehabilitation Program that focuses its efforts in the Community Development Target Areas and an Emergency Residential Rehabilitation Program that is available communitywide to income-eligible households. The Residential Rehabilitation program assists landlords and property owners in making necessary housing and building code repairs while keeping the rental units affordable to low- and moderate-income occupants. The Emergency Residential Rehab program addresses specific housing problems (i.e. roofs and furnaces) anywhere in town as long as the applicant is income eligible. Currently, most of the residential rehab activity is in owner occupied, single family, houses to address code violations, accessibility, and emergency repairs. This program improves the housing stock, keeping it safe and viable for the longer term, since the houses in the target area are aging. Affordability restrictions on rental units maintain the housing stock for lower-income households.

Over the Strategy Period the Town will work with its neighborhood-based organizations and faith groups to develop a process wherein vacant and blighted structures suitable for rehabilitation are renovated and returned to the market as quickly as possible.

Homeownership opportunities will be increased through the provision of first-time homebuyer education, the provision of down payment and closing cost assistance to first time homebuyers and the support of efforts by non-profits and local community development corporations to create ownership opportunities.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead is a toxic chemical that has numerous adverse health effects on young children. While lead-based paint was banned from new construction in 1978, many older homes may still have paint with lead. Children living in or visiting these buildings may be at an increased risk of lead exposure, as paint chips or dust may be ingested by young children. National statistics (from *The Prevalence of Lead-Based Paint Hazards in U.S. Housing*, David E. Jacobs et. al., 2002) provide some rough estimates to the percentage of units found to have lead paint by age of structure. These percentages are as follows:

Pre-1940	56%-75% (highest risk)
1940-1959	32%-51% (high risk)
1960-1977	6%-12% (moderate risk)

HUD provides a simplified way to estimate risk of lead-based paint hazard in Table 39. Housing units built before 1980 have some risk of presence of lead paint, as lead paint was banned in 1978. Due to the age of the housing stock in Hamden, most units were built before 1980 (78% of owner-occupied units, and 63% of renter-occupied units) for a total of 16,902 units. It should be noted that not all of these units contain a health risk since many units are well-maintained and may not necessarily contain deteriorated painted surfaces, lead paint dust, or lead contaminated soil. As shown by national statistics, older housing stock is more likely to have lead issues. Also, units with no children under 6 years of age pose a limited risk, since toddlers and young children are the subpopulation most at risk for lead poisoning. Low and extremely low-income households are the least likely to be able to afford upkeep and maintenance on units with a lead paint hazard, and the least likely to be able to afford abatement.

Discussion

The Quinnipiack Valley Health District, in collaboration the CT Department of Health, monitors the extent of children tested and found to have elevated blood lead levels in their blood. The State and towns seek to raise awareness about potential lead hazards and continually increase the number of children that are blood lead tested. In any case that a child is found to have an elevated blood lead level, a thorough environmental investigation is conducted, and a complete inspection report of the child's residence is provided to the CT Department of Public Health. This increase in blood lead testing has led

to a decrease in the number of confirmed cases of children from birth to six years of age with elevated blood lead levels.

According to the most recent CT Department of Public Health Annual Disease Surveillance Report on Childhood Lead Poisoning in 2015, 950 children age six or under were tested for blood lead levels. Of these, 917 had blood lead levels of 0-4 µg/dL (micrograms per deciliter). While even very low levels of blood lead may affect children, this level of lead in the blood is not deemed to be actionable. 33 children, or 3.5% of those tested, had blood lead levels over 5 µg/dL. This is three times higher than 2012.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

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

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				305			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Without federal funding, the Hamden Housing Authority manages 190 units of Elderly/Disabled Housing, 30 Units of Congregate Housing/Assisted Living and 4 multi-person family units of Affordable Housing under the state programs. 100% of these units contain low to moderate income residents. In addition, the Housing Authority manages 305 federal Housing Choice Vouchers for low-income families.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Significant improvements have been made which included replacement of a majority of the roofs, new stucco and wood siding, attic insulation, new sidewalks, painting and re-staining, removal of several hundred pine trees that were causing damage to the roofs, updated kitchens and appliances and re-paved parking areas and driveways. The HHA will also continue to work with United Illuminating in order to provide its residents with the best efficiency heating and cooling to help keep their electrical costs down.

Each year HHA rehabilitates units as they become vacant to keep the properties in excellent condition. The apartments are painted; kitchen and bathroom flooring are replaced with vinyl, living room and bedroom carpeting is replaced. Appliances are upgraded as well as electrical and plumbing fixtures including electrical panels, hot water heaters, counters and cabinets, as well as abating asbestos tile floors, in order to keep its goal of safe, decent, affordable housing.

In an effort to conserve water, HHA changed the aerators in the bathroom and kitchen sinks and when toilets need to be replaced HHA utilizes water saving toilets.

The HHA has a new smoke and fire alarm system installed at the Congregate Facility. The updated system will assist the fire department when responding to a call to help locate the exact location of the fire/smoke in the building. Also, every unit was updated for the hearing impaired. In addition, the HHA installed two handicap ramps so that all exits at its Congregate Facility are handicap accessible.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The HHA has an office staff that assists and works with its residents for a better quality of life, including a Resident Services Coordinator who will link residents with the necessary services and monitor their continued needs. The Housing Authority has a maintenance staff on call 24 hours a day, seven days a week. Work orders are done within 24 hours and the properties are all well maintained.

Discussion:

See above narratives.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Town of Hamden refers its homeless to shelters in New Haven, although shelters in Milford and Wallingford have also reported serving Hamden residents. In January 2019, the Town opened the Overnight Winter Warming shelter. Healthcare outreach to homeless is provided through the Cornell Scott Hill Health Center. Both CSHHC and Columbus House Outreach and Engagement Team offer shelter intake and case management services to Hamden’s homeless.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In January 2019, the Town opened the Overnight Winter Warming shelter, however there is no year-round shelter. The year-round shelter needs of the Town's homeless population are now primarily met by facilities in New Haven. Healthcare outreach to homeless is provided through the Cornell Scott Hill Health Center. Both CSHHC and Columbus House Outreach and Engagement Team offer shelter intake and case management services to Hamden's homeless. The town also works with the Continuum of Care and Yale Behavioral Health Services of Hamden.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following local organizations provide food pantry/ nutritional services to homeless individuals across the region:

- St. Ann's Soup Kitchen and Food Pantry (Hamden)
- 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 Café (New Haven)

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

As part of the planning process, each municipality is required, to the extent possible, to estimate the number of persons who are not homeless, but who require supportive housing. There is no specific data source available to quantify special needs populations. However, through the use of census data, national statistics and State and local resources, OCD estimated the needs of the Frail Elderly, Severely Mentally Ill, Developmentally Disabled, Physically Disabled and AIDS/HIV populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Persons with Substance Abuse Issues and/or Mental Health Issues

While no statistical information is available, it is recognized by service providers that a significant proportion of Hamden residents utilizing shelter services require supportive housing/services for reasons of drug/alcohol abuse or mental illness. The Children’s Center runs a rehabilitation facility for teenagers in Hamden facility. For substance abuse disorders and severe mental illness, the Town generally refers people to Yale Behavioral Health Services of Hamden who could then offer their services or make their own referrals. The Town of Hamden Community Services Department refers such individuals to inpatient abuse programs, detoxification programs, and congregate housing facilities for persons with severe mental illness located throughout the State. In many cases, persons with substance abuse problems are living in emergency housing (shelters) located in the City of New Haven.

Developmentally Disabled

There are two residential programs in Hamden serving the needs of persons with developmental disabilities, the Kennedy Center and HART United. Several agencies in the Greater New Haven Area provide vocational life skills and supportive services to persons with intellectual disabilities. Although these agencies provide a variety of living arrangements there is a continuing need to provide additional affordable housing and services, particularly as cultural shifts provide more opportunities for those with developmental disabilities.

Elderly/Frail Elderly/Disabled

The Hamden Housing Authority and the Hamden Elderly Services Department address the supportive housing/service needs of the elderly, frail elderly and disabled. Currently, the vast majority of rental units managed by the Housing Authority are occupied by elderly and disabled individuals. OCD has been

working closely with the Hamden Housing Authority to identify potential multifamily housing sites in the target area for joint projects.

Persons with HIV/AIDS

As of 2018, The Connecticut Department of Public Health states there are 202 people living with HIV in Hamden. 6 cases were diagnosed in 2018. The National Committee on AIDS has suggested that one-third to one-half of all persons living with AIDS are homeless, or in imminent danger of becoming homeless. Applying this estimate, presumably 67 persons will require supportive housing as for reasons correlated to their HIV/AIDS diagnosis. Leeway, Inc. opened a 17-unit housing facility for individuals living with AIDS in the CDBG target area in fall of 2010.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Hamden's supportive programs have provided a higher than average rate of residency for developmentally disabled persons. However, psychiatrically hospitalized, unemployable persons on disability benefits are usually discharged to other communities. The mentally ill who are released from hospitals are required to have a permanent address prior to discharge.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Town of Hamden will continue to address homeless needs through its various social service agencies. 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 (such as Columbus House, Cornell Scott Hill Health Center, and New Haven Legal Assistance), 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.

The Town also focuses on the employment needs of the homeless or near homeless by developing a direct relationship between economic development and work force development or job training. The OCD has a good working relationship with Workforce Alliance, HPS Adult Education, and Hamden Economic Development. The OCD also offers basic computer classes and financial empowerment classes. The Town will continue to strengthen these partnerships and programs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Town of Hamden has created and implemented 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.

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

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

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

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

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

As part of the consultation and needs assessment process undertaken for the preparation of this Consolidated Plan, as well as past community development planning efforts, the Town of Hamden has identified several non-housing community development needs eligible for assistance under the CDBG Program.

The Town of Hamden has an ongoing and active economic development program that functions with the use of funding resources beyond those available through the CDBG Program. Through its CDBG resources, the Town has continued to make improvements to commercial properties and business district streetscapes in support of economic development in its community development target area neighborhoods. In addition to the provision of physical improvements, there is a need to provide employment counseling, training and job skill development to low- and moderate-income unemployed and underemployed individuals. Such programs will address other needs such as increased employability, increasing opportunities for obtaining "livable wage" employment and raising household incomes to reduce housing cost burden. The Town also offers financial literacy classes. The town is also investigating creating new community gardens and green spaces for their anti-blight and anti-violence effects.

The Town is also heavily involved in food security resources and programs including but not limited to mobile food pantry stops, expansion of churches offering free meals, expansion of the summer meals program, and a community garden. In addition to nutrition, the town also works with partners to provide health resources including regular health screening days, nutrition workshops, and a Health Fair to fight disparities in healthcare. To reduce violence, the Town conducts gun-buybacks.

Given shrinking resources and growing needs, The Town must utilize CDBG funds to leverage additional public and private investment for various initiatives.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	41	21	0	0	0

Consolidated Plan

HAMDEN

80

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Arts, Entertainment, Accommodations	2,263	2,243	10	14	4
Construction	780	694	3	4	1
Education and Health Care Services	8,496	4,876	37	30	-7
Finance, Insurance, and Real Estate	1,611	986	7	6	-1
Information	492	89	2	1	-1
Manufacturing	2,029	1,214	9	8	-1
Other Services	1,052	997	5	6	1
Professional, Scientific, Management Services	1,971	1,200	8	7	-1
Public Administration	0	0	0	0	0
Retail Trade	2,873	2,909	12	18	6
Transportation and Warehousing	667	426	3	3	0
Wholesale Trade	931	460	4	3	-1
Total	23,206	16,115	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	35,090
Civilian Employed Population 16 years and over	32,625
Unemployment Rate	7.02
Unemployment Rate for Ages 16-24	12.18
Unemployment Rate for Ages 25-65	5.33

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	8,825
Farming, fisheries and forestry occupations	1,355
Service	3,285
Sales and office	8,160
Construction, extraction, maintenance and repair	1,554
Production, transportation and material moving	1,165

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,950	67%
30-59 Minutes	8,475	27%
60 or More Minutes	1,750	6%
Total	31,175	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	685	95	505

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	4,705	420	1,080
Some college or Associate's degree	6,305	690	1,090
Bachelor's degree or higher	13,160	460	1,795

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	60	85	105	340	740
9th to 12th grade, no diploma	620	200	65	490	585
High school graduate, GED, or alternative	1,915	730	1,350	4,125	3,005
Some college, no degree	5,895	1,205	1,365	3,245	1,300
Associate's degree	270	480	475	1,355	320
Bachelor's degree	1,320	2,555	1,640	3,580	1,425
Graduate or professional degree	235	2,110	2,030	3,530	1,620

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,788
High school graduate (includes equivalency)	35,893
Some college or Associate's degree	38,836
Bachelor's degree	56,586
Graduate or professional degree	71,944

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

In broad terms, the largest employment sectors according to the Business Activity table are: Education and Health Care Services; Retail Trade; Arts, Entertainment, Accommodations; Manufacturing; and

Professional, Scientific, and Management Services. The large number of employees in the Education and Health Care Services is in part due to Quinnipiac University and the Genesis Health Care & Rehabilitation Center, which are among the top five employers in Town.

Describe the workforce and infrastructure needs of the business community:

The Town of Hamden's 2019 Three Year Comprehensive Economic Development Plan continues ongoing strategic initiatives that will continue Hamden's economic growth and ensure that the Town maintains its competitive edge in the region. The purpose of the program is to provide funding as a catalyst for economic growth. Workforce development strategies include using grant funding for job training and incumbent training for selected industries. The Plan also determined that Town of Hamden has little developable land of substantial size for commercial and manufacturing development. Hamden is using the Hamden Economic Development Corporation (HEDC) for the development of difficult or brownfield properties. The Town formed the HEDC in 2004 as a tool to support redevelopment initiatives. It has achieved IRS 501C4 tax-exempt status and is focused on redeveloping targeted areas in Hamden.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Hamden Economic Development Office and the Economic Development Commission have approved a Three-Year Economic Development Plan, which has the following primary goals:

- Tax Abatements, grants and building permit waivers for small businesses
- Access to Small Business Loan Programs
- Infrastructure and Redevelopment
- High Speed Broadband Focus
- Workforce Development Strategies
- Energy Plan Development
- Strategies for addressing brownfield properties
- Sewer Expansion
- Working with Several Industry Clusters
- Hamden Economic Development Corporation support
- Predevelopment Cost Fund
- Marketing Strategies
- Business Assistance Center for small and start-up businesses
- Web-Site Updates

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to Table 49, over half of the civilian employed workforce aged 25-64 have a Bachelor's degree or higher. Civilians with a Bachelor's degree or higher also had the lowest levels of unemployment (3% compared to 9% for high school graduates, 11% for those with some college or Associate's degree and 14% for those with less than a high school education) and lowest levels of labor force non-participation (12% compared to 13% for those with some college or Associate's degree, 17% for high school graduates, and 39% for those with less than a high school education).

In Hamden, higher educational attainment is also linked to higher median earnings in the past 12 months. According to Table 51, the difference in earnings between those that did not graduate high school and those that did was 58%. Roughly 530 people between the ages of 25 and 65 do not have a high school diploma in Hamden and putting supportive programs in place to enable them to earn their GED could have positive impacts on their earning potential.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

A well-trained workforce is critical for potential employers that are considering locating their business in Hamden. Workers must be able to meet the changing demands of businesses. The Town has taken ambitious steps to promote Workforce Readiness and Development.

According to the Town's Workforce Development webpage (http://www.hamden-ct.com/Content/Workforce_Development.asp), Hamden is partnering with CT Works and the Workforce Alliance to further workforce development goals. Hamden's Workforce Cluster, which advocates action on work readiness issues for workers, is comprised of many partners locally and in the region. The Workforce Cluster promotes the expansion of affordable childcare, transportation, job skills resources, and programs that incorporate people with disabilities into the workplace. Within the context of the Economic Development Plan and specifically workforce development, the Town seeks to expand and improve employment opportunities for residents. The Town has partnered with area agencies such as the Department of Social Services, Regional Workforce Development Board, Department of Labor, Workforce Alliance and various area colleges and training programs to better serve those seeking employment. This commitment to Workforce Readiness reflects the Town's dedication to customer service for businesses locating or considering locating to Hamden.

Each partner in the Workforce Cluster plays an important role. Services offered to residents include job search, resume assistance and interviewing skills. The partner has a strong connection to Human Resource professionals and business owners to find the right match for the business and the job seeker.

The Town of Hamden encourage employers who seek qualified job candidates or who need to train qualified workers in new technologies or practices to take advantage of the many training programs that are available. Examples of programs include Incubator and Worker Training or the Job Training Program.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The South Central Connecticut CEDS for 2018-2023 is a regional plan that encompasses the 15 municipalities in region around New Haven. The following Goals and Objectives for the region are the most relevant to the purpose of the Consolidated Plan:

GOAL 1: BUSINESS DEVELOPMENT AND RECRUITMENT: Foster efficient business development, recruitment, access to jobs, wealth creation, and entrepreneurial activity throughout the region.

- Objective 1: Actively engage our stakeholder network to support the targeted development and recruitment of high-value businesses in the region.
- Objective 2: Collaborate with regional partners to provide access to and actively disseminate complete and accurate information on available resources and incentives.
- Objective 3: Advocate for business-friendly initiatives at the federal, state and local level that will encourage economic growth and vitality.
- Objective 4: Expand global opportunities by forging economic and cultural ties in conjunction with our community partners.

GOAL 2: WORKFORCE AND HOUSING: Identify, stimulate and coordinate programs and services, ensuring that the region’s residents have affordable access to the high quality training, education and housing opportunities they need to be productive members of emerging industry clusters in the regional economy

- Objective 1: Create a broad spectrum of career pathways within our key industry clusters to provide the opportunity for all to earn a livable wage.
- Objective 2: Enhance opportunities for attainable and affordable housing for all income and demographic levels.

Discussion

See narratives above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The Highwood neighborhood, located in southern Hamden, is defined as Census Tract 1655, which is the Town's predominant area of low- to moderate-income concentration as well as one of the primary target areas for Community Development Block Grant housing programs.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

African American and Hispanic households are likewise concentrated in the southern portion of Hamden near the New Haven border. For the purposes of racial and ethnic minorities, "concentration" is defined as a percentage that is more than the Town-wide average, and a "heavy concentration" is a percentage that is more than double the Town-wide average.

What are the characteristics of the market in these areas/neighborhoods?

Highwood has many blighted properties and poorly maintained absentee landlord properties. There is a low level of homeownership and an increase in rental and Section 8 rental subsidized housing. As a result, the neighborhood has seen a decline in its more stable family population and a rise in transient households.

Are there any community assets in these areas/neighborhoods?

As part of its Neighborhood Revitalization Zone process the Highwood Neighborhood Revitalization Zone (NRZ) prepared a Strategic Plan to guide future development and public improvements in the neighborhood.

Are there other strategic opportunities in any of these areas?

The long-term program strategy for housing in the Highwood neighborhood is to reduce the high level of absentee-owned structures. Absentee-owned housing is perceived by residents and neighborhood leaders to be a negative influence on maintaining and upgrading the housing market. This is in part due to the lack of adequate tenant screening and control as well as a lack of adequate upkeep by the property owners.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet access is a major economic and social issue in Hamden. According to the 2011-2015 ACS, 83% of households have access to a computer and a broadband internet subscription. There is a need for broadband infrastructure in Hamden that residents can tap into. It is a big economic and social issue.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are 2 broadband internet providers in most of Hamden. In some areas of the town, there is only one. There is a need for more access and competition to provide coverage and more affordable service.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

As the impacts of climate change worsen, so will weather extremes and the impacts of storms. The Town's major concerns are flooding in areas around the rivers and reservoirs, as well as Paradise Avenue, State Street, Thorpe Drive, and Worth Avenue. In the Sleeping Giant area, there is a concern of structural damage and interruption to transportation from fallen trees, as well as an increased risk of wildfire during drought periods. Over the past several decades, perhaps due to its geographic location and topography, Hamden has been in the path of several tornados with the most recent 2018 tornado that caused extensive property damage in northern Hamden. The town also experienced a major tornado in 1989 that devastated south Hamden and the Highwood neighborhood.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to the 2014 Hazard Mitigation Plan, all Hamden resident are vulnerable to the impacts of hurricanes/ tropical storms, severe thunderstorms, and severe winter storms. 39% are vulnerable to flooding, and 15% are vulnerable to extreme temperatures. Low- and moderate-income households impacted by flooding or another severe weather event may have a harder time bouncing back and or a longer time before returning to safe and healthy living conditions after a severe weather event. As temperatures become more extreme low- and moderate-income households may also struggle to afford heating and cooling their homes, which can impact their health and safety.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Based upon citizen input, previous housing and community development initiatives, an assessment of current needs, consultations with various agencies, departments, organizations and individuals as well as an analysis of available resources, the Town of Hamden, in conjunction with the Community Development Advisory Commission and based upon data included in this report as well as citizen input regarding neighborhood issues, has established its priority needs and allocation priorities. These priorities are consistent with the mission statement of Hamden's Office of Community Development:

- To principally benefit persons of low- and moderate-income by eliminating blighted and deteriorated property and other conditions which may be detrimental to the health, safety and public welfare through the use of code enforcement, rehabilitation, and/or demolition.
- To expand access to affordable housing for renters and owners in Hamden.
- To affirmatively promote Fair Housing opportunities and conserve housing stock in order to provide a suitable living environment for all persons, but principally those of low- and moderate-income.
- To expand and improve the quantity and quality of community services which affect the quality of life, including the elimination of physical barriers which limit the participation of disabled individuals in their community and are in accordance with the principles of sound community development.
- To encourage the elimination of deteriorated property and economic decline in the community by stimulating private investment in cooperation with community revitalization.
- To provide overall comprehensive planning in order to achieve a viable plan of community development.

These goals are consistent with the primary objectives of the National Affordable Housing Act which are to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate- income persons.

These goals will be achieved by providing direct CDBG assistance for the rehabilitation of homes and the provision of homeownership assistance as well as through various activities by the Hamden Housing Authority. CDBG funding activities in neighborhoods will include the elimination of blighted properties, streetscape and public infrastructure improvements, commercial improvements and improvements to neighborhood facilities and community centers. These physical improvements will be coordinated with supportive services and programs for those segments of the community in need. Neighborhood revitalization efforts will be coordinated with community groups, faith-based organizations, various civic associations and community development corporation activities and projects. This multi-faceted

program for housing and community development will allow a holistic program for meeting community needs that effectively leverages available resources.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	CENSUS TRACT 1655, 1656
	Area Type:	CDFI area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	38.4
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	CENSUS TRACT 1655, 1656, AND 1651
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Focusing the benefits of the CDBG program on southern Hamden neighborhoods will help to revitalize these communities, improve the housing stock and alleviate housing cost burden, eliminate blight and improve the overall quality of life. Target Areas are defined as areas where the low- and moderate-population percentages are 51% or more of the total population in a Census Block Group. These block groups area statistics are made available through HUD.

Census Tract 1655, known as the Highwood neighborhood, will remain as the primary target area for CDBG activities. Target Area focus will also occur in the Hamden Plains neighborhood (Census Tract 1656), the Lower State Street Area also known as the State Street Neighborhood Revitalization Zone (NRZ)(Census Tract 1651, Block Group #4), and along Mix Avenue (Census Tract 1658, Block Group #1).

In addition, “Area-Wide Benefit” activities, such as public facility improvements, infrastructure improvements, and the Commercial Corridor Rehabilitation Program will now be eligible for other low/mod Census Block Groups, as designated by HUD and the Community Development Advisory Commission (CDAC).

In addition to the specified qualifying Census Block Groups, certain areas of Town have been designated by the Community Development Advisory Commission as “Target Areas” for specific programs. Those areas are outlined as follows:

Residential Rehabilitation Program:

The Residential Rehabilitation Program is divided into two categories: Traditional, which is limited to the target areas, and Emergency, which is anywhere in town if the owners are income eligible.

Qualifying Target Areas – Highwood (Census Tract 1655), Hamden Plains (Census Tract 1656), Lower State Street Area (Census Tract 1651, Block Group #4).

First-Time Homeownership Assistance:

Qualifying Target Areas - There are no geographic restrictions to this program.

Commercial Corridor Revitalization Program:

Qualifying Target Areas – All designated low/mod block groups.

Community Development Infrastructure Improvements:

Qualifying Target Areas – All designated low/mod block groups.

The State Street Neighborhood Revitalization Zone (NRZ), which does not conform to census tract boundaries, has been included as a “Target” geographic area for Community Development Infrastructure Improvements since 2000-2001.

OCD will continue to work with the CDAC, elected officials, and other community stakeholders to consider additional target areas for the above-referenced programs as new program requests arise, new community needs emerge, and new information becomes available.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Eliminate Blight
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Associated Goals	Increase Supply of Affordable Housing Provide Anti-Blight Improvements/Blight Removal
	Description	To principally benefit persons of low- and moderate-income by eliminating blighted and deteriorated property and other conditions which may be detrimental to the health, safety and public welfare through the use of code enforcement, rehabilitation, and/or demolition.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
2	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children
	Geographic Areas Affected	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA
	Associated Goals	Increase Supply of Affordable Housing Provide Support to Special Need Households
	Description	To expand access to affordable housing for renters and owners in Hamden.

	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
3	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA
	Associated Goals	Increase Supply of Affordable Housing
	Description	To affirmatively promote Fair Housing opportunities and conserve housing stock in order to provide a suitable living environment for all persons, but principally those of low- and moderate-income.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
4	Priority Need Name	Community Services
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA
	Associated Goals	Provide Assistive Services to the Homeless Provide Support to Special Need Households Support Public Services for Low/Mod Income
	Description	To expand and improve the quantity and quality of community services which affect the quality of life, including the elimination of physical barriers which limit the participation of disabled individuals in their community and are in accordance with the principles of sound community development.

	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
5	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA
	Associated Goals	Increase Supply of Affordable Housing Provide Assistive Services to the Homeless Provide Infrastructure and Facility Improvements Provide Anti-Blight Improvements/Blight Removal Promote Economic Development
	Description	To encourage the elimination of deteriorated property and economic decline in the community by stimulating private investment in cooperation with community revitalization.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.
6	Priority Need Name	Administration
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Associated Goals	Administration

	Description	To provide overall comprehensive planning in order to achieve a viable plan of community development.
	Basis for Relative Priority	Priority was established in response to past program experience and as a result of community input, citizen participation and data analysis undertaken as part of the preparation of this Consolidated Plan as well as other local planning and needs analysis processes.

Narrative (Optional)

Based upon citizen input, previous housing and community development initiatives, an assessment of current needs, consultations with various agencies, departments, organizations and individuals as well as an analysis of available resources, the Town of Hamden, in conjunction with the Community Development Advisory Commission and based upon data included in this report as well as citizen input regarding neighborhood issues, has established its priority needs and allocation priorities. These priorities are consistent with the mission statement of Hamden’s Office of Community Development: to provide critical financial, informational, and support resources to low and moderate income Hamden residents seeking to improve their access to homeownership opportunities, the quality of their housing, the viability of their businesses, the usability and effectiveness of their shared community facilities, and the cleanliness of their neighborhoods.

These goals are consistent with the primary objectives of the National Affordable Housing Act which are to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate- income persons.

These goals will be achieved by providing direct CDBG assistance for the rehabilitation of homes and the provision of homeownership assistance as well as through various activities by the Hamden Housing Authority. CDBG funding activities in neighborhoods will include the elimination of blighted properties, streetscape and public infrastructure improvements, commercial improvements and improvements to neighborhood facilities and community centers. These physical improvements will be coordinated with supportive services and programs for those segments of the community in need. Neighborhood revitalization efforts will be coordinated with community groups, faith-based organizations, various civic associations and community development corporation activities and projects. This multi-faceted program for housing and community development will allow a holistic program for meeting community needs that effectively leverages available resources.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Rising cost of rental units due to market forces and generally increasing housing costs.
TBRA for Non-Homeless Special Needs	Rising cost of rental units due to market forces and generally increasing housing costs. The Housing Authority will seek resources with which it can offer a wider range of support services to its clients as their needs increase.
New Unit Production	High cost of housing and land, as well as lack of vacant land.
Rehabilitation	High costs of rehabilitation of old structures, and possible remediation (asbestos, lead-based paint, other contaminants).
Acquisition, including preservation	High cost of housing and land, as well as high costs of possible remediation efforts.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 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 Strategic Plan is the Community Development Block Grant (CDBG) Program. The Town is anticipating a HUD grant allocation of \$480,319 in CDBG funding during the Program Years 46-50 (2020-2024).

In order to fully meet the needs outlined and to achieve program objectives, particularly in the areas of lead safety and housing needs, the Office of Community Development (OCD) intends to aggressively pursue additional funding sources. Working in conjunction with the Town's Department of Economic & Community Development and Grants Administrator, OCD is working to identify and apply for sources of additional funding.

Federal Resources:

Community Development Block Grant (CDBG) and CDBG COVID CARES Act:

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.

Funds can be used for housing rehabilitation, neighborhood revitalization, funding assistance to first-time homebuyers, public services, public infrastructure improvements, environmental assessment and remediation, economic development, commercial rehabilitation, fair housing/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 situation. Hamden currently receives approximately \$15,000 annually in FEMA funds. 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 Federal resources that are offered for competitive application. OCD will

continue to actively pursue funding through the current economic stimulus funds. The Town will monitor the availability of additional Neighborhood Stabilization Program (NSP) funds that can be applied for on a competitive/need basis.

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	478,500	0	0	478,500	1,914,000	CDBG Funding estimated at 478,500 a year for 5 years, totaling 2,392,500.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

State of Connecticut Department of Economic & Community Development (DECD)

Various housing and community development related programs and funding opportunities are made available through the State of Connecticut

Department of Economic and Community Development.

DECD also offers a host of housing programs, including first-time homeownership assistance, which the Town plans to market along with our Town sponsored housing programs.

State of Connecticut Department of Social Services

The Department of Social Services administers support programs for very-low income residents, including the State Rental Assistance Program and the State Section 8 Program, and supports homeless and transitional housing facilities. This Department also offers funding opportunities for the development of service facilities and homeless shelters.

Connecticut Housing Finance Authority

The Connecticut Housing Finance Authority (CHFA) offers a variety of mortgage programs and housing rehabilitation loans for income eligible applicants.

Capital For Change

The Capital For Change (C4C) is the largest full-service Community Development Financial Institution (CDFI) in Connecticut and offers a variety of housing rehabilitation and energy efficiency loans for income eligible applicants. C4C funds can provide gap financing needed to complete rehabilitation projects that cannot be fully funded by the CDBG Rehabilitation Program.

Neighborhood Revitalization Zone Program

Hamden has two Neighborhood Revitalization Zones, empowered by the Town and the State to create strategic plans of improvement for their respective communities. NRZ designation, and the completion of the planning process, makes these areas eligible to receive funding preference from various State agencies in support of their neighborhood revitalization efforts.

Connecticut Department of Mental Health and Addiction Services

The Department of Mental Health and Addiction Services supports various housing and support service programs to benefit people with mental illness or substance abuse problems.

Opportunity Zones

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

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town has used, and continues to use, land and property to the greatest extent possible to address the needs identified in the plan. Building on previous efforts to reduce homelessness, the OCD has been meeting with Columbus House and Yale School of Architecture to identify a location for building a “Vlock Houses” for formerly homeless people. Each year students in the first year of the School’s professional degree program work in teams to design proposals for the project, one of which is then selected for further development and construction. This effort to identify and use property or land to meet housing and community development needs will be continued during the strategy period.

Discussion

See narratives above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Hamden Community Development Department	Government	Non-homeless special needs Planning	
HAMDEN	Government	Planning	
HAMDEN COMMUNITY SERVICES	Government	Non-homeless special needs public services	
Greater New Haven Coordinated Access Network (CAN)	Regional organization	Homelessness	Region
HAMDEN HOUSING AUTHORITY	PHA	Ownership Public Housing Rental	
Department of Economic Development	Government	Economic Development Non-homeless special needs	
Community Development Citizen's Advisory Commission		Non-homeless special needs Planning	

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Town of Hamden offers its residents a wealth of supportive services that provide needy residents with appropriate support. The system currently in place has been successful in regard 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.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics		X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			
	X	X	

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Town of Hamden refers its homeless to shelters in New Haven, although shelters in Milford and Wallingford have also reported serving Hamden residents. In January 2019, the Town opened the Overnight Winter Warming shelter. Healthcare outreach to homeless is provided through the Cornell Scott Hill Health Center (CSHHC). Both CSHHC and Columbus House Outreach and Engagement Teams offer shelter intake and case management services to Hamden’s homeless. The Community Services Department is the primary source for locating shelter for the homeless and subpopulations identified.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Town of Hamden offers its residents a wealth of supportive services that provide needy residents with appropriate support. The system currently in place has been successful in regard 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.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Increased interagency cooperation within the town will allow for an increase of information sharing as well as strategy shaping on both a macro and micro level.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Supply of Affordable Housing	2020	2024	Affordable Housing	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Eliminate Blight Affordable Housing Fair Housing Economic Development	CDBG: \$1,050,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit Direct Financial Assistance to Homebuyers: 40 Households Assisted
2	Provide Assistive Services to the Homeless	2020	2024	Affordable Housing Homeless	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Community Services Economic Development	CDBG: \$40,000	Homeless Person Overnight Shelter: 50 Persons Assisted Homelessness Prevention: 25 Persons Assisted
3	Provide Support to Special Need Households	2020	2024	Affordable Housing	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Affordable Housing Community Services	CDBG: \$75,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide Infrastructure and Facility Improvements	2020	2024	Non-Housing Community Development	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Economic Development	CDBG: \$345,125	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted
5	Provide Anti-Blight Improvements/Blight Removal	2020	2024	Non-Housing Community Development	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Eliminate Blight Economic Development	CDBG: \$35,000	Other: 5 Other
6	Promote Economic Development	2020	2024	Non-Housing Community Development	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656	Economic Development	CDBG: \$50,000	Facade treatment/business building rehabilitation: 10 Business
7	Support Public Services for Low/Mod Income	2020	2024	Non-Homeless Special Needs	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651	Community Services	CDBG: \$318,875	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Administration	2020	2024	Administration	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651	Administration	CDBG: \$478,500	Other: 5 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Supply of Affordable Housing
	Goal Description	<p>Increase the Supply of Decent, Safe and Affordable Housing:</p> <p>There is a need to increase the supply of decent, safe, and affordable housing opportunities in the Town. This includes a need to create new and rehabilitate both homeowner and rental housing units to meet housing and building codes, improve energy efficiency, and provide accessibility to those in need. There is also a need to encourage and support the provision of affordable homeownership housing opportunities. Homeownership helps to stabilize neighborhoods by increasing the number of permanent stakeholders or residents to an area.</p> <p>Over the strategy period the Town will encourage the increase in homeownership opportunities through the rehabilitation of units appropriate for ownership occupancy, by providing support for non-profits and neighborhood development corporations in their creation of homeownership opportunities, through the provision of down payment and/or closing cost assistance, and by supporting programs which prepare households for homeownership.</p> <p>Increasing the number of affordable housing units and reducing cost burden for low and moderate-income households also falls under this goal. To address affordability, the Town will work with non-profit housing developers and community development corporations to increase the supply of affordable rental housing through the rehabilitation and re-use of vacant and abandoned properties. The Town will also work with and support the Housing Authority in its efforts to pursue the creation of additional affordable rental units.</p>

2	Goal Name	Provide Assistive Services to the Homeless
	Goal Description	<p>Provide emergency shelter assistance, housing, and supportive services to the homeless, those at- risk of homelessness, and households transitioning from homelessness to permanent shelter:</p> <p>The Town of Hamden will continue to address homeless needs through its various social service agencies. The emphasis of this approach will be to prevent homelessness by early intervention and the provision of necessary supportive services. Services to be provided may include eviction and foreclosure prevention, referrals to agencies which provide rental and/or fuel assistance, counseling, food and household items, job skill development to increase household income, and short-term assistance payments to prevent eviction or foreclosure.</p> <p>The town also supports the provision of housing, programs, and services to help families transitioning from emergency housing situations to permanent housing.</p>
3	Goal Name	Provide Support to Special Need Households
	Goal Description	<p>Provide Housing and Support Services to Special Need Households:</p> <p>There is a need to provide housing and support services for the elderly and non-elderly disabled households. Cost burden and the inability to maintain their homes are the most cited problems. The Town will provide support and assistance, as appropriate and applicable, to address the housing and supportive needs of the elderly and the disabled. The Town will also support the Housing Authority's efforts to obtain additional vouchers and/or create additional units to house the elderly and the disabled.</p>

4	Goal Name	Provide Infrastructure and Facility Improvements
	Goal Description	<p>In support of its neighborhood revitalization efforts, the Town will use CDBG funds to provide needed infrastructure improvements. These improvements will be targeted to eligible low- and moderate-income areas where such needs have been identified as an adverse impact on the environment. Improvements will focus on street reconstruction, sidewalk and curb installation, lighting improvements, traffic calming, and streetscape improvements such as signage, trees, and street furniture.</p> <p>During the strategy period, the Town will also make handicap accessible improvements to sidewalks, curbing, and public facilities to meet the accessibility needs of the disabled and the elderly.</p> <p>The Town has also identified a need to undertake CDBG-eligible public facility improvements that benefit persons of low- and moderate-income and limited clientele groups such as the elderly and the disabled. During the strategy period neighborhood facilities in community development target areas, youth centers, senior centers, health care facilities, and day care centers serving low- and moderate-income populations may also be targeted for improvement.</p>
5	Goal Name	Provide Anti-Blight Improvements/Blight Removal
	Goal Description	<p>There is a continual need for activities to eliminate blight in the Town's lower income neighborhoods. Unkempt vacant lots, illegal dumping, graffiti, and litter have a negative impact on neighborhoods and residents. To improve neighborhood conditions, there is a need to address blighting influences.</p> <p>Rehabilitation activities and public facility and infrastructure improvements undertaken in these neighborhoods will also support anti-blight efforts.</p>

6	Goal Name	Promote Economic Development
	Goal Description	<p>To improve the condition of commercial districts in the Town's low-income neighborhoods and to promote economic development and revitalization, improvements, such as streetscape improvements, parking improvements, signage, and facade improvements, will be undertaken. Activities to be considered over the strategy period include the provision of technical and/or financial assistance to small businesses and/or business start-ups, infrastructure improvements in support of specific projects, and/or commercial/industrial rehabilitation assistance. To support economic development activity and assist low-to moderate-income persons, job counseling, job skill development, and work force development activities may be undertaken.</p> <p>To increase the earning potential of the unemployed and underemployed and improve the economic potential of low- and moderate-income individuals, the Town will provide and/or encourage the provision of workforce development and employment and job skill training. Actions could include the direct provision of assistance, the support of other agencies or organizations providing such services, and/or the referral to existing services in the region.</p>

7	Goal Name	Support Public Services for Low/Mod Income
	Goal Description	<p>The Town of Hamden has identified specific segments of the community most in need of supportive social services. These include the homeless, elderly, youth, disabled, and other special needs populations. Services will be provided by local municipal departments, non-profit social and supportive service providers, and civic or neighborhood organizations. Ensuring all citizens have access to basic needs such as shelter, food, water, heat, and electricity; health care services including both physical and mental health services; transportation and supportive services for the elderly and disabled; counseling services to families and individuals at risk, and medical and health-related services will be targeted. Health related services may include nutrition programs, immunization programs, health screening, and HIV/AIDS and/or Lead Poisoning Prevention programs.</p> <p>There is also a need to provide affordable, quality day care and positive youth development activities. There is a need for an increase in care accommodations for infant, toddler, and pre-school aged children, the provision of 2nd and 3rd shift childcare, and programs to meet the before school, after-school, and school-vacation needs of youth.</p> <p>Positive youth programming such as recreation programs, cultural activities, anti-violence, and educational programs, especially those that target disadvantaged low- and moderate-income youth, are needed.</p> <p>The Town will focus its support on such programs during the strategy period. These programs will provide safe and constructive outlets for children and youth from lower income working parent homes as well as those lacking parental direction.</p>
8	Goal Name	Administration
	Goal Description	<p>To provide the necessary planning and administration support of the other goals listed. To provide for program development and oversight, monitoring, the preparation of reports and documents for submission to HUD as required by program regulations, and the day to day operations of the Town’s housing and community development program. To apply for, allocate, and administer additional CDBG emergency grants.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Hamden is not a recipient of HOME funds.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

Is the public housing agency designated as troubled under 24 CFR part 902?

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The Town of Hamden has created and implemented 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.

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

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

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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.

As of 2018, the town of Hamden only had 8.67% of its housing stock dedicated to affordable housing. To try and address this issue and increase the town's 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 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 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 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.

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

SP-60 Homelessness Strategy – 91.215(d)

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

The Town of Hamden will place priority on continued assessment of homeless needs through its various social service agencies. The emphasis of this approach will be to prevent homelessness by early intervention and the provision of necessary supportive services to at-risk populations, as these statistics, as well as consultation with service providers, clearly underline the critical role of comprehensive social services in eliminating chronic homelessness.

Addressing the emergency and transitional housing needs of homeless persons

During the strategy period the Town will work with non-profit housing providers and/or local neighborhood development organizations to create transitional housing and associated support services to meet identified needs. The Town will work with its social service agencies, the Housing Authority, local community development corporations and housing providers to further quantify needs, identify suitable locations and seek the financial resources necessary to create transitional housing.

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.

As identified during the consultation and plan development process there is a need for transitional housing to meet the needs of families and individuals who have become homeless and are looking for permanent housing. A variety of formats were discussed during the consultation process. 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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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.

The Town also continues to focus on the employment needs of the homeless or near homeless through the OCD which offers basic computer classes and financial empowerment classes. The Town will continue to strengthen these partnerships and programs, developing a direct relationship between economic development and work force development or job training.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Town of Hamden has aggressively implemented the Lead-Safe Housing Rule and has established itself as a model for effective program administration under current regulations and new EPA Rules implemented in Spring of 2010. All properties considered for Down payment Assistance undergo both a visual lead assessment and, if necessary, a lead clearance test by a certified lead contractor prior to approval for assistance (with the exception of properties built after 1978). Residential rehabilitation work conducted in homes built before 1978 is performed in a lead-safe fashion according to the standards of the Lead-Safe Housing Rule and EPA's "Renovate Right". All rehabilitation projects receive a complete Lead Assessment by OCD's certified Lead Assessment Firm prior to drafting and incorporating into a scope of work. OCD's Rehabilitation Architect and approved Lead Contractors are both trained and certified in Lead-Safe practices, which allows for greater oversight of contractor work. OCD also requires inspection of barriers and lead clearance testing in residential rehabilitation projects by a certified lead inspector.

The Town will continue to collaborate with local vendors certified by the State to provide the Lead Safe Practices trainings. This course helps extend lead-safe practices beyond the scope of CDBG-funded projects, and therefore serves all families of the region, particularly those with young children.

As part of Hamden's Fair Housing/ Fair Rent process, inspections of rental units in which children under the age of six reside include an evaluation for lead-based paint hazards by the Quinnipiack Valley Health District.

Hamden has also continued the practices of the former Hamden Healthy Homes program to help families develop plans to reduce environmental risks in their homes, including lead-based paint hazards. Detailed environmental records are maintained for each project file.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to the most recent CT Department of Public Health Annual Disease Surveillance Report on Childhood Lead Poisoning in 2015, 950 children age six or under were tested for blood lead levels. Of these, 917 had blood lead levels of 0-4 µg/dL (micrograms per deciliter). While even very low levels of blood lead may affect children, this level of lead in the blood is not deemed to be actionable. 33 children, or 3.5% of those tested, had blood lead levels over 5 µg/dL. This is three times higher than 2012. Given these conditions, educational counseling and prevention programs are valuable due to the lead-based paint risk inherent in an older building stock.

How are the actions listed above integrated into housing policies and procedures?

In the administration of its CDBG-funded Rehabilitation Program the Town assures that all units are rehabilitated in compliance with applicable lead-based paint regulations. Therefore, during the Strategy

Period, all units rehabilitated where children under the age of six are or are expected to be present will be tested for lead-based paint and abated where necessary. The Town is currently, and will continue to, pursue additional funding to extend its lead awareness program and offer assistance to property owners seeking to reduce lead hazards in homes.

Where feasible, Community Development Block Grant funds are used to assist extremely low- to moderate-income households in the reduction/abatement of lead paint hazards. Likewise, the Housing and Office of Community Development and Quinnipiack Valley Health District (QVHD) will apprise homeowners of any State or Federal loan programs available for the removal of hazardous materials.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

In order to address poverty among groups where the incidence of poverty is highest, the Town has utilized local funds and its limited CDBG funds for public service programs through the community services and elderly services departments. These departments work with families and individuals in poverty by providing referrals and assistance for shelter, fuel, food, utility costs, etc.

The Town is heavily involved in food security resources and programs including but not limited to mobile food pantry stops, expansion of churches offering free meals, expansion of the summer meals program, and a community garden. In addition to nutrition, the town also works with partners to provide health resources including regular health screening days, nutrition workshops, and a Health Fair to fight disparities in healthcare. All of these initiatives will continue.

Employment assistance and workforce development training to unemployed and underemployed individuals will be provided to enable 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 provision of affordable childcare to working families is an important component to enable a parent to further their education or employment.

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

SP-80 Monitoring – 91.230

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

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 Strategic Plan is the Community Development Block Grant (CDBG) Program. The Town is anticipating a HUD grant allocation of \$480,319 in CDBG funding during the Program Years 46-50 (2020-2024).

In order to fully meet the needs outlined and to achieve program objectives, particularly in the areas of lead safety and housing needs, the Office of Community Development (OCD) intends to aggressively pursue additional funding sources. Working in conjunction with the Town's Department of Economic & Community Development and Grants Administrator, OCD is working to identify and apply for sources of additional funding.

Federal Resources:

Community Development Block Grant (CDBG) and CDBG COVID CARES Act:

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.

Funds can be used for housing rehabilitation, neighborhood revitalization, funding assistance to first-time homebuyers, public services, public infrastructure improvements, environmental assessment and remediation, economic development, commercial rehabilitation, fair housing/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 situation. Hamden currently receives approximately \$15,000 annually in FEMA funds. 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 Federal resources that are offered for competitive application. OCD will continue to actively pursue funding through the current economic stimulus funds. The Town will monitor the availability of additional Neighborhood Stabilization Program (NSP) funds that can be applied for on a competitive/need basis.

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	478,500	0	0	478,500	1,914,000	CDBG Funding estimated at 478,500 a year for 5 years, totaling 2,392,500.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

State of Connecticut Department of Economic & Community Development (DECD)

Various housing and community development related programs and funding opportunities are made available through the State of Connecticut

Department of Economic and Community Development.

DECD also offers a host of housing programs, including first-time homeownership assistance, which the Town plans to market along with our Town sponsored housing programs.

State of Connecticut Department of Social Services

The Department of Social Services administers support programs for very-low income residents, including the State Rental Assistance Program and the State Section 8 Program, and supports homeless and transitional housing facilities. This Department also offers funding opportunities for the development of service facilities and homeless shelters.

Connecticut Housing Finance Authority

The Connecticut Housing Finance Authority (CHFA) offers a variety of mortgage programs and housing rehabilitation loans for income eligible applicants.

Capital For Change

The Capital For Change (C4C) is the largest full-service Community Development Financial Institution (CDFI) in Connecticut and offers a variety of housing rehabilitation and energy efficiency loans for income eligible applicants. C4C funds can provide gap financing needed to complete rehabilitation projects that cannot be fully funded by the CDBG Rehabilitation Program.

Neighborhood Revitalization Zone Program

Hamden has two Neighborhood Revitalization Zones, empowered by the Town and the State to create strategic plans of improvement for their respective communities. NRZ designation, and the completion of the planning process, makes these areas eligible to receive funding preference from various State agencies in support of their neighborhood revitalization efforts.

Connecticut Department of Mental Health and Addiction Services

The Department of Mental Health and Addiction Services supports various housing and support service programs to benefit people with mental illness or substance abuse problems.

Opportunity Zones

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

incentive will be needed to guide the economic development of this area.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Town has used, and continues to use, land and property to the greatest extent possible to address the needs identified in the plan. Building on previous efforts to reduce homelessness, the OCD has been meeting with Columbus House and Yale School of Architecture to identify a location for building a “Vlock Houses” for formerly homeless people. Each year students in the first year of the School’s professional degree program work in teams to design proposals for the project, one of which is then selected for further development and construction. This effort to identify and use property or land to meet housing and community development needs will be continued during the strategy period.

Discussion

See narratives above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Supply of Affordable Housing	2020	2024	Affordable Housing	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651	Affordable Housing	CDBG: \$210,000	Homeowner Housing Rehabilitated: 6 Household Housing Unit Direct Financial Assistance to Homebuyers: 8 Households Assisted
2	Provide Assistive Services to the Homeless	2020	2024	Affordable Housing Homeless	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651	Community Services Economic Development	CDBG: \$8,000	Homeless Person Overnight Shelter: 10 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide Support to Special Need Households	2020	2024	Affordable Housing	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651	Affordable Housing	CDBG: \$15,000	Homeowner Housing Rehabilitated: 1 Household Housing Unit
4	Provide Infrastructure and Facility Improvements	2020	2024	Non-Housing Community Development	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651	Community Services Economic Development	CDBG: \$69,025	Other: 3 Other
5	Provide Anti-Blight Improvements/Blight Removal	2020	2024	Non-Housing Community Development	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651	Eliminate Blight	CDBG: \$7,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Promote Economic Development	2020	2024	Non-Housing Community Development	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651	Economic Development	CDBG: \$10,000	Facade treatment/business building rehabilitation: 2 Business
7	Support Public Services for Low/Mod Income	2020	2024	Non-Homeless Special Needs	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651	Community Services	CDBG: \$63,775	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
8	Administration	2020	2024	Administration	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651	Administration	CDBG: \$95,700	Other: 1 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Supply of Affordable Housing
	Goal Description	
2	Goal Name	Provide Assistive Services to the Homeless
	Goal Description	
3	Goal Name	Provide Support to Special Need Households
	Goal Description	
4	Goal Name	Provide Infrastructure and Facility Improvements
	Goal Description	
5	Goal Name	Provide Anti-Blight Improvements/Blight Removal
	Goal Description	
6	Goal Name	Promote Economic Development
	Goal Description	
7	Goal Name	Support Public Services for Low/Mod Income
	Goal Description	
8	Goal Name	Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

Projects

#	Project Name
1	General Administration
2	ADA Improvements
3	Blight Removal
4	Fair Rent
5	Infrastructure Improvements
6	Commercial Rehabilitation
7	Residential Rehab Program
8	Down Payment Assistance
9	Arts for Learning
10	BH Care Domestic Violence Prevention
11	Breakthrough Church Food Pantry
12	Clifford W. Beers
13	Columbus House
14	Continuum of Care
15	Davenport Dunbar Home Pantry
16	FISH of Greater New Haven
17	Hamden Community Services
18	Hamden Rovers, Inc.
19	Hamden/North Haven YMCA
20	Literacy Volunteers of Greater New Haven
21	Mae's Closet
22	New Colony Development Corporation
23	New Haven Home Ownership
24	Partnerships Center for Adult Daycare
25	P.L.A.C.E.

Table 56 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	General Administration
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$95,700
	Description	Salary for CD manager/ office supplies and required advertisements/ consultants. The Town will be looking to hire a part-time position to assist with program implementation activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Salary for CD manager/ office supplies and required advertisements/ consultants. The Town will be looking to hire a part-time position to assist with program implementation activities.
2	Project Name	ADA Improvements
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Provide Support to Special Need Households
	Needs Addressed	Affordable Housing Fair Housing
	Funding	CDBG: \$15,000
	Description	ADA ramps for low income residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	ADA ramps for low income residents.
3	Project Name	Blight Removal
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Provide Anti-Blight Improvements/Blight Removal
	Needs Addressed	Eliminate Blight
	Funding	CDBG: \$7,000
	Description	Property clean-up in Target area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Property clean-up in Target area.
4	Project Name	Fair Rent
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Increase Supply of Affordable Housing
	Needs Addressed	Affordable Housing Fair Housing
	Funding	CDBG: \$1,000
	Description	Salary to provide assistance for fair rent and fair housing complaints.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Salary to provide assistance for fair rent and fair housing complaints.
	Project Name	Infrastructure Improvements

5	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Provide Infrastructure and Facility Improvements Promote Economic Development
	Needs Addressed	Eliminate Blight
	Funding	CDBG: \$69,025
	Description	Provide sidewalk replacement and repairs in the Target area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Provide sidewalk replacement and repairs in the Target area.
	6	Project Name
Target Area		CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
Goals Supported		Promote Economic Development
Needs Addressed		Eliminate Blight Economic Development
Funding		CDBG: \$10,000
Description		Provide sign grants and facade improvements for businesses in Target area.
Target Date		
Estimate the number and type of families that will benefit from the proposed activities		
Location Description		
Planned Activities		Provide sign grants and facade improvements for businesses in Target area.
	Project Name	Residential Rehab Program

7	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Increase Supply of Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$159,000
	Description	Funds will be used to rehabilitate single-family and multi-family units in need of safety and livability improvements. Rehabilitation activity may include, but is not limited to, roof repair, furnace replacement/repair, window replacement, accessibility improvements, fire safety repairs, and code violation repairs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Roof replacements and repairs, furnace replacement and repairs, traditional rehabilitation of residential buildings in the target area for low/mod income residents.
8	Project Name	Down Payment Assistance
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Increase Supply of Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	Assistance for first time homebuyers. Providing matching funds to support closing costs and downpayment.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Funding will be used to provide loans of matching funds up to \$5,000.00 in closing cost assistance.
9	Project Name	Arts for Learning
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$6,000
	Description	Arts for Learning CT will partner with the Hamden Youth Services Bureau and Hamden Arts Commission in order to provide the Newhallville-Highwood neighborhood with educational arts experiences at the Keefe Center and Villano Park. The collaborative program is designed to engage young people, parents, and families in experiential art.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	BH Care Domestic Violence Prevention
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$2,000

	Description	BHCare Inc, through The Umbrella Center for Domestic Violence provides a variety of services to Hamden residents in order to address the problem of Domestic Violence. The Umbrella Center continuously works to educate Hamden residents of all of the causes and risks of Domestic Violence as they occur within a variety of age groups. Funds will allow for the particular expansion of the educational effort directed towards seniors and the elderly population in Hamden.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	Project Name	Breakthrough Church Food Pantry
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$4,000
	Description	Breakthrough Church's food pantry provides services to Hamden residents in their new Hamden location. They seek to combat food insecurity in the community, and will use funding to purchase storage equipment in order to expand their pantry in Hamden.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
	Project Name	Clifford W. Beers

12	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$3,000
	Description	Clifford Beers provides health services to Hamden residents with a focus on wrap-around care, community involvement, and youth and families. They will utilize funding to provide case management services for low-income Hamden families.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
13	Project Name	Columbus House
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Provide Assistive Services to the Homeless
	Needs Addressed	Community Services
	Funding	CDBG: \$8,000
	Description	Columbus House will provide shelter and meals, case management, benefits counseling, and income and employment services to Hamden Residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

14	Project Name	Continuum of Care
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Increase Supply of Affordable Housing
	Needs Addressed	Affordable Housing Fair Housing
	Funding	CDBG: \$2,500
	Description	Continuum of Care, Inc. is dedicated to providing comprehensive residential case management, crisis services, and housing support services to adults challenged by psychiatric disabilities, developmental disabilities, homelessness, and substance abuse treatment needs while maintaining their rights and dignities as productive members of society.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
15	Project Name	Davenport Dunbar Home Pantry
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$3,000
	Description	The Davenport Dunbar Home Pantry would meet the food security needs of the senior residents of the Davenport-Dunbar residence by providing nutritional food supplement packages to qualifying residents.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
16	Project Name	FISH of Greater New Haven
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Provide Support to Special Need Households Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$2,500
	Description	FISH of Greater New Haven will address chronic food insecurity by delivering two weeks worth of nutritionally dense groceries, including fresh produce, to Hamden residents of low income status. In addition to food insecurity, the delivery system in particular addresses mobility issues, lack of transportation, and financial barriers that may prohibit access to nutritional food through traditional resources.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
17	Project Name	Hamden Community Services
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$10,000

	Description	Hamden Community Services through the Hamden Food Bank will reduce food insecurities among Hamden residents by providing emergency food to individuals and families in need, with specific attention being paid to eliminating child hunger and reducing food waste. The Hamden Camp Scholarship Program offsets the cost of summer camp for children from low-income families.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
18	Project Name	Hamden Rovers, Inc.
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$1,500
	Description	Hamden Rovers, Inc aims to build teamwork, community mindedness, and leadership skills in children and young adults through philanthropic community activities based around Soccer. They will use funding to help fund their youth camp that blends soccer and tutoring for low income students.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
	Project Name	Hamden/North Haven YMCA

19	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$5,000
	Description	The YMCA will provide a kid's chess club at their afterschool locations at the Keefe Community Center and Helen Street school where they serve up to 80% low-mod income children.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
Planned Activities		
20	Project Name	Literacy Volunteers of Greater New Haven
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$5,000
	Description	Literacy Volunteers of Greater New Haven would provide free literacy tutoring for adults in Hamden as well as English as a Second Language (ESL) tutoring. This would help to remove illiteracy as a barrier to adult's life success and their children's school success; ultimately helping to break the cycle of poverty and its attendant cycles of unemployment, risky behavior, poor health outcomes, and school failure.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	
21	Project Name	Mae's Closet
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Provide Support to Special Need Households Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$1,500
	Description	Mae's Closet serves as a loan closet for those who need durable medical equipment.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
22	Project Name	New Colony Development Corporation
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Promote Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$5,000
	Description	New Colony Development Corporation serves the Hamden area through economic development. Funding will be used to provide basic training for micro-enterprise and start up developing businesses.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	
23	Project Name	New Haven Home Ownership
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$2,000
	Description	The HomeOwnership Center (HOC) increases homeownership opportunities for individuals and family throughout Connecticut, with a primary focus in the greater New Haven area. HOC guides people through the process of qualifying for, finding, and purchasing their first home, and supports people with low and moderate incomes in their journey toward financial stability and homeownership. Clients utilize certified housing specialist as well as attend workshops/classes in budgeting, credit, landlord success, mortgage financing, and foreclosure prevention. Funds would be used to sustain ongoing classes and expand class offerings, as well as to implement greater outreach to Hamden residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
24	Project Name	Partnerships Center for Adult Daycare
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Provide Support to Special Need Households Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$9,000

	Description	Partnerships Adult Daycare will provide nutritional hot lunches and morning/afternoon snacks to Hamden clients attending the center who are considered to be frail elderly, mentally and physically impaired and/or low income adults.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
25	Project Name	P.L.A.C.E.
	Target Area	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA CENSUS TRACT 1655, 1656 CENSUS TRACT 1655, 1656, AND 1651
	Goals Supported	Support Public Services for Low/Mod Income
	Needs Addressed	Community Services
	Funding	CDBG: \$1,775
	Description	P.L.A.C.E. will take its Trolley on the Go to the Keefe Community Center in Hamden four times during the 2020-2021 inviting the community to work collaboratively to create art that they may take home or leave in the community.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The activities proposed for funding in this Annual Action Plan have not been specifically distributed geographically, however due to need they tend to be spent in designated target areas in the southern end of Hamden.

Geographic Distribution

Target Area	Percentage of Funds
CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	24
CENSUS TRACT 1655, 1656	
CENSUS TRACT 1655, 1656, AND 1651	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Focusing the benefits of the CDBG program on southern Hamden neighborhoods will help to revitalize these communities, improve the housing stock, alleviate housing cost burden, eliminate blight and improve the overall quality of life.

Discussion

See narratives above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The one-year goals for affordable housing based on funded projects is below.

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

Table 58 - One Year Goals for Affordable Housing by Support Requirement

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

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

Actions planned during the next year to address the needs to public housing

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

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

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

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

PHA is not troubled, N/A.

Discussion

See narratives above.

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

Introduction

The Town of Hamden Community Services Department will continue as the lead Town agency for assisting Hamden’s extremely low-income residents combating the threat of homelessness. OCD has taken a larger role in preventing homelessness by working directly with tenants in risk of eviction and by streamlining processes for homeowners in serious need of emergency housing rehabilitation.

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

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

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

The Community Services Department utilizes funds from both the Town of Hamden and the United States Federal Emergency Management Agency to administer several programs designed to assist persons of extremely low income and persons who experience an emergency. The Department assists both traditionally homeless individuals and individuals who are temporarily without shelter due to a crisis situation, such as a fire.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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 skill training, budget counseling and tenant/landlord mediation activities can also reduce the level of evictions. For households threatened with homelessness due to housing cost burden, rental assistance, energy efficiency and weatherization programs, fuel assistance programs and tax-reduction programs for the elderly are all means to help reduce cost burden. Each of these programs (with the exception of those reserved for senior citizens) is operated in the same building as OCD and providers undertake a team approach to delivering these critical services.

Discussion

See narratives above.

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

Introduction:

The Town of Hamden is active in the promotion of Fair Housing within our community. Several municipal departments, along with the non-profit Hamden Housing Authority, promote activities that further Fair Housing Opportunity. OCD continues to serve as the service provider for Fair Housing complaints. In addition, Community Development, Economic Development, and Planning and Zoning all work towards increasing affordable housing.

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

Broadening Hamden’s Horizons:

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

First Time Homebuyer Down Payment Assistance Program:

The Town supports the Home Ownership Center of Neighborhood Housing Services of New Haven for pre-purchase counseling, and offers financial empowerment workshops that include how to buy a house, budgeting, credit recovery, etc.

Partner with the Hamden Housing Authority:

OCD has increased its support for the HHA’s plan to create additional affordable homeownership and rental housing units for elderly, disabled and low- to moderate- income individuals.

Fair Rent Process:

The Town of Hamden has a Fair Rent Commission and Fair Rent complaint process for residents who have been given what they believe is an unreasonable or unconscionable rent increase by their landlord. The Town has streamlined the Fair Rent process in order to make it more efficient for residents in such

situations. The OCD Manager serves as the Fair Rent Officer.

Discussion:

A further discussion of barriers to affordable housing can also be found in the updated Analysis of Impediments for Hamden, CT.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The Town has worked to improve coordination of its social services for individuals with special needs by taking a more comprehensive approach to Human Services and the Continuum of Care. Collaboration between the Department of Economic and Community Development, the OCD, Community Services, Elderly Services, and various Regional Continuum of Care service providers has resulted in more efficient and effective delivery of service.

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

Actions planned to foster and maintain affordable housing

A focus area that the Town is working on to create additional affordable housing opportunity is the development of partnerships with non-profit and not-for-profit housing agencies.

The Town will continue to collaborate with non-profit housing developers such as Neighborhood Housing Services, Neighborworks/New Horizons, and Habitat for Humanity on projects that result in affordable housing units for all citizens. The Town will explore partnerships with other housing organizations to further housing opportunities and will seek to leverage additional funding opportunities for housing related programs.

Actions planned to reduce lead-based paint hazards

As required by the Connecticut State Agencies Lead Poisoning Prevention and Control regulations. Sections 19a-111 -1 through 19a-111 -11, the Town of Hamden code enforcement entities, the Quinnipiac Valley Health District and the Housing Code Enforcement Officer, are responsible for enforcing appropriate lead paint abatement, where applicable. These regulations are considered, applied, and adhered to throughout all rehabilitation projects.

The Quinnipiac Valley Health District (QVHD) provides educational counseling and distribution of materials to extremely low- to moderate-income families with children six years of age and younger, who have been identified through a cooperative effort between QVHD, the Community Services Department and daycare programs conducted in the M.L. Keefe Community Center located in southern Hamden.

In the administration of its CDBG-funded Rehabilitation Program the Town assures that all units are rehabilitated in compliance with applicable lead-based paint regulations. Therefore, during the Strategy

Period, all units rehabilitated where children under the age of six are or are expected to be present will be tested for lead-based paint and abated where necessary. The Town is currently, and will continue to, pursue additional funding to extend its lead awareness program and offer assistance to property owners seeking to reduce lead hazards in homes.

Where feasible, Community Development Block Grant funds are used to assist extremely low- to moderate-income households in the reduction/abatement of lead paint hazards. Likewise, the Housing and Community Development Department and Quinnipiac Valley Health District (QVHD) will apprise homeowners of any State or Federal loan programs available for the removal of hazardous materials.

Actions planned to reduce the number of poverty-level families

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

In order to address poverty among groups where the incidence of poverty is highest, the Town has utilized local funds and its limited CDBG funds for public service programs through the community services and elderly services departments. These departments work with families and individuals in poverty by providing referrals and assistance for shelter, fuel, food, utility costs, etc.

Job training and employment assistance to unemployed and underemployed individuals will be provided to enable 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 has placed a Job Resource Counselor in the Office of Economic and Community Development. The Job Resource Counselor will focus on local workforce development to ensure employee skill commensurate with new jobs being created by economic development activity. The provision of affordable childcare to working families is an important component in their transition from welfare or poverty to self-support.

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

Actions planned to develop institutional structure

The Town of Hamden's Office of Housing and Neighborhood Development administers the Community Development Block Grant funding received from the U.S. Department of Housing and Urban Development. It plays a major role in encouraging and supporting the activities of private and non-profit developers interested in the construction, reconstruction, and rehabilitation of affordable housing units. During the strategy period, the OCD will continue to provide assistance for housing rehabilitation to extremely low- to moderate-income homeowners, and owners renting to low- to moderate-income

families.

The Hamden Housing Authority will continue to administer its Section 8 Voucher and Certificate programs and will look to expand its Rental Assistance Program as a means of promoting housing opportunities for low-income/elderly populations. It will also investigate the possibility of creating additional housing resources. The Town has an active and supportive relationship with the Hamden Housing Authority.

The OCD, Hamden Housing Authority, Community Services Department, Elderly Services, Office of Planning and Zoning, and Quinnipiac Valley Health District, function cooperatively to identify, evaluate and address the housing needs of the various populations discussed in this document. The Community Services Department is the primary source for locating shelter for the homeless and subpopulations identified. The Elderly Services Department provides care to elderly residents to prolong their ability to remain self-sufficient and independent. Hamden Housing Authority manages the public/elderly housing complexes for the Town of Hamden. The Quinnipiac Valley Health District is instrumental in identifying lead paint hazards relative to housing issues, and Planning and Zoning approves the location of new construction and offers technical assistance to prospective developers.

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

The Town of Hamden offers its residents a wealth of supportive services that provide needy residents with appropriate support. The system currently in place has been successful in regard to housing extremely low- to moderate-income populations. While the elderly and populations with special needs are currently being served adequately, a gap exists between requests for affordable housing and available units.

Through the OCD, the Town of Hamden will combat cost burden and housing problems of its extremely low- to moderate-income populations. Furthermore, through the Residential Rehabilitation Program, the number of affordable units available will be expanded. Likewise, the Town of Hamden will support the efforts of non-profit and private developers who come forth with viable proposals to expand the Town's affordable stock.

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

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

construction and rehabilitation.

The OCD will continue to collaborate with local social service agencies to maximize efforts directed to the expansion of affordable housing and supportive services. Through its Community Services Department the Town of Hamden will maintain its involvement with the State Department of Social Services. Through this forum, it will continue to address common issues and concerns shared by local governments and pursue a resolution to these issues. The Community Services Department along with the Economic and Community Development Department, on behalf of the Town of Hamden, will maintain an active role in Regional Workforce Organizations, through which representatives of local governments develop strategies to enhance job training efforts, and promote the creation of a job market which suits the needs of industry. The Town will also become a more active participant in the New Haven Continuum of Care network to gain better knowledge of the needs of the homeless and special needs populations and the programs and activities available to address them. Likewise, through its participation on the South Central Regional Council of Governments (SCRCOG), the Town of Hamden is working with other jurisdictions to address the issues of housing, homelessness, and social services.

Discussion:

See narratives above.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	2,600
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	2,600

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>U.S. Census 2009-2011 American Community Survey</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau American Community Survey (ACS)</p>
	<p>Provide a brief summary of the data set.</p> <p>While the majority of information in IDIS is pre-loaded data from the 2007-2011 5-Year ACS estimates, this data set did not include detailed data on disabled populations. The 2009-2011 3-Year ACS estimates were used to provide statistics on the disabled population of Hamden.</p>
	<p>What was the purpose for developing this data set?</p> <p>This data is developed from ACS surveys for the U.S. Census Bureau. It uses a series of monthly samples to produce annually updated estimates for the same small areas (census tracts and block groups) formerly surveyed via the decennial census long-form sample.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>For the 3-year data products interviews from January 1, 2009 through December 31, 2011 were used. In general, ACS estimates are period estimates that describe the average characteristics of population and housing over a period of data collection. Multiyear estimates cannot be used to say what is going on in any particular year in the period, only what the average value is over the full period.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The data collection operation for housing units (HUs) consists of four modes: Internet, mail, telephone, and personal visit. For most HUs, the first phase includes a mailed request to respond via Internet, followed later by an option to complete a paper questionnaire and return it by mail. If no response is received by mail or Internet, the Census Bureau follows up with computer-assisted telephone interviewing (CATI) when a telephone number is available. If the Census Bureau is unable to reach an occupant using CATI, or if the household refuses to participate, the address may be selected for computer-assisted personal interviewing (CAPI).</p> <p>The ACS includes 12 monthly independent samples. Data collection for each sample lasts for three months, with mail and Internet returns accepted during this entire period. This three-phase process operates in continuously overlapping cycles so that, during any given month, three samples are in the mail/Internet phase, one is in the CATI phase, and one is in the CAPI phase.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>The sample is taken from all housing units and group quarters in the United States.</p>

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>ACS seeks to survey a randomly-selected, representative sample within each geography counted.</p>
2	<p>Data Source Name</p> <p>2018 ACS</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>ACS</p>
	<p>Provide a brief summary of the data set.</p> <p>According the 2018 ACS, there are 2,059 vacant housing units in Hamden. Out of these, 747 were listed for rent, 187 are rented but not occupied, 216 are for sale, 72 are sold but not occupied, and 95 are for seasonal use. Presumably, all of these units are in livable condition. In addition, there are 742 vacant units classified as "other." It is likely that many of these are abandoned and not suitable for rehabilitation. According to RealtyTrac, there are 22 bank-owned properties in the Town of Hamden as of July 2020.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>