

CR-05 - Goals and Outcomes

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

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

The Town of Hamden is an entitlement community under the Community Development Block Grant (CDBG) program, administered by the U.S. Department of Housing and Urban Development (HUD). The primary objective of the CDBG Program (24 CFR 570) is to develop "viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income."

The Town receives an annual allocation of CDBG entitlement funds. The annual allocation for Program Year 44 (2018-2019) was \$470,172. The total amount that the Town expended during Program Year 44, as indicated in the Integrated Disbursement and Information System (IDIS) reports included, was \$420,634, which includes the expenditures of funds carried over from prior years. No Program Income was generated during the Program Year. The Town is committed to providing assistance to its residents and neighborhoods in a timely and efficient manner. All activities undertaken during Program Year 44 addressed needs and goals established in the 2015-2019 Consolidated Plan. 15% of the allocated funds were used for program administration. Program administration funds were primarily used to fund 75% of the CD Program Manager position; travel and fees for HUD training; printing and publishing, and funds for consultant assistance with the creation of the CAPER for 2017 and the Annual Action Plan for FY 2019.

Over the program year the town expended its CDBG funds in a manner that ensured decent, safe and accessible housing for low and moderate income residents through its rehabilitation program and downpayment assistance program. CDBG funds also supported the provision of shelter for homeless individuals; provided public service programming with a focus on youth, the elderly and disabled populations; upgraded community infrastructure; and eliminated blighting conditions in the target area.

In evaluating its accomplishments during Program Year 44, the town notes that it effectively provided rehabilitation assistance to low and moderate income homeowners, provided sidewalk improvements in its community development target areas; provided sign grants to local business owners in the target area; and addressed blighting influences in its lower income neighborhoods. The Town also highlights its continued implementation of the HUD regulation regarding the notification, evaluation, and reduction of lead-based paint hazards in properties assisted by the Residential Rehabilitation and Downpayment Assistance programs.

During Program Year 44, the Town continued its program of citizen-based involvement to ensure that the services and programs offered, truly meet the needs and desires of the community and residents in need. The Community Development Citizen's Advisory Commission (CDCAC), is a group of citizen volunteers appointed to two-year terms to oversee and give guidance, from a community perspective, for Community Development program management. Their input and involvement has been critical in program funding determinations.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$	Other	Other	5	4	80.00%	1	1	100.00%
Blight Removal	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	25	0	0.00%	5	0	0.00%
Blight Removal	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	10	0	0.00%			
Child Care and Youth Programs and Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	45315	2129	4.70%	5000	2129	42.58%
Combat Cost Burden	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	350	0	0.00%			

Combat Cost Burden	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		4	0	0.00%
Combat Cost Burden	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	15	0	0.00%	4	0	0.00%
Combat Cost Burden	Affordable Housing	CDBG: \$	Other	Other	0	0		1	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	15	0	0.00%	3	1	33.33%
Emergency Shelter Assistance/Supportive Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	200	0	0.00%	14	14	100.00%
Housing and Support Services to Special Needs	Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Housing and Support Services to Special Needs	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	372		1650	1215	73.64%
Improve and Increase Housing Supply	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		12	14	116.67%
Improve and Increase Housing Supply	Affordable Housing	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	200	0	0.00%			

Increase affordable homeownership opportunities.	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	40	0	0.00%	9	12	133.33%
Infrastructure and Facility Improvements	Non-Housing Community Development	CDBG: \$	Other	Other	20	0	0.00%	2	2	100.00%
Short-Term Transitional Housing	Affordable Housing Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	200	0	0.00%			

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

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Overall, the Town of Hamden achieved most of its goals and priorities for the Program Year. After a full year of program implementation, the recently hired Director/Program Manager was able to administer the residential rehabilitation program and the first-time homebuyer programs at a level which exceeded the performance numbers seen over the past few years. The Town is now successfully expending resources and completing programs that the new director assumed from prior program years. The new Housing and Neighborhood Development Program Manager has increased community outreach, developed improved working relationships with housing and service providers, and has improved recordkeeping and program implementation over the term of his employment. The Program Manager is also charged with management and oversight of all community services and employees located at the Keefe Community Center. While these responsibilities can be time consuming they also provide collaborative opportunities and insight into the needs of some of the Town's lowest income and most needy residents. The Town is in the process of investigating the creation of a part time to assist with community outreach, program implementation and reporting and recordkeeping. Annual accomplishment include:

- Single Family Rehabilitation: Rehabilitation including emergency roof repairs, furnaces & fuel assistance, lead-based paint code violation correction, accessibility improvements, and energy upgrades. Fourteen (14) housing units received assistance.
- Commercial Rehabilitation: Funds were used to provide sign grants in the CD target areas. A grant was provided to 1 business.
- Downpayment Assistance – First-Time Homebuyer: Funds were expended for lead-based paint testing, legal fees, and downpayment and closing cost assistance. Twelve (12) loans were processed.
- Public Facility & Infrastructure Improvements: Provided sidewalk and streetscape improvements in the target area. Sidewalk replacement and repairs were made on Shelton Ave. and Goodrich St.
- Anti-Blight Efforts – Purchased equipment & supplies needed to address blight in target area neighborhoods.
- Fair Housing: Provided support for fair rent counseling, referrals and hearings.
- Columbus House: Provided counseling & emergency shelter for homeless Hamden residents at the Columbus House Shelter in New Haven. 14 households benefitted.
- The Home Pantry Mission of Dunbar Church: Provided food supplements to residents at the Davenport-Dunbar Residence. 103 elderly residents benefitted.
- Davenport- Dunbar Residence: Purchased recreational equipment for the senior living facility benefitting over 300 seniors.
- Hamden Community Services: Supported the local Food Bank and provided Summer Camp Scholarships for children. The number benefitting was 1,481.

- Partnerships Center for Adult Daycare: Supported the provision of adult daycare and provided nutrition assistance. 18 persons benefitted.
- Hamden Youth Services: Increased child care and youth enrichment programming, and provided afterschool child care scholarships. 18 youth benefitted.
- BH Care, Birmingham Group: Domestic Violence: Provided outreach, education, and counseling and empowerment services. 740 persons benefitted.
- Arts for Learning: Provided cultural events for low-mod income families. 590 persons benefitted.
- Literacy Volunteers of Greater New Haven: Provided free literacy tutoring to 47 adults.
- Church Street School STEM: Provided an afterschool hands-on STEM Program for students at Church Street School. 40 students participated.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	7
Black or African American	27
Asian	3
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	0
Total	39
Hispanic	6
Not Hispanic	33

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

Narrative

The table above provides statistics for the number of families/households assisted over the program year. The only projects where household data was collected over the program year were the Residential Rehabilitation and the First-time Homebuyer Downpayment and Closing Cost Assistance program. IDIS Table 23, CDBG Summary of Accomplishments, provides the racial and ethnic statistics for the program. Of the families assisted, approximately 18% of the families assisted were White, 69% were Black/African American, 8% were Asian, and 5% were other/multi-racial. Just over 15% were Hispanic.

Statistics for non-housing activities provided counts for individuals served. According to the PR-23 report, 3,867 persons were assisted with CDBG funds. Of these, 42% were White, 46% were Black/African American, 6% were Asian and 6% were other/multi-racial.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	470,172	420,634

Table 3 - Resources Made Available

Narrative

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

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA		7	See Narrative Below
CENSUS TRACT 1655, 1656			
CENSUS TRACT 1655, 1656, AND 1651			

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Town offers housing rehabilitation, emergency housing assistance, downpayment assistance, and environmental hazard remediation assistance to income-eligible residents townwide with a focus on Census Tracts 1655, 1656, and portions of the State Street Revitalization Zone (Census Tract 1651-Block Groups 3 and 4). Several programs are designed to occur only in the CD target areas to improve physical conditions and improve livability of the neighborhoods. They include the Commercial Rehabilitation Program, Infrastructure Improvements and Anti-Blight efforts. During PY44, 20% of the funds allocated were for these target area programs. Of the funds expended over the year, 7% were expended to improve living conditions in target area neighborhoods.

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

Leveraging

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

The Town utilizes a variety of resources in addition to its CDBG entitlement to address housing and community development needs. Some of those resources include:

- CT Department of Economic & Community Development (DECD): DECD provides programs directed toward economic development, infrastructure and community revitalization. Recently, Census Tract 1655, Hamden's Highwood neighborhood was designated as an Opportunity Zone by DECD. Opportunity Zones are created to attract private investment to improve economic growth, community wealth, business development, housing opportunities and infrastructure while creating jobs. Opportunity Zones provide tax benefits to investors who invest in eligible projects. Eligible projects may include, 1) Real estate projects, either new development or a building in need of renovation; 2) Business investments; and/or 3) Energy efficiency and renewable energy projects.
- CT Department of Mental Health and Addiction Services (DMHAS): DMHAS administers various support programs to address mental health and addiction needs.
- CT Housing Finance Authority (CHFA): CHFA offers a variety of downpayment, mortgage and housing rehabilitation loan programs for income eligible applicants.
- Capital for Change, Inc. (C4C), formerly the CT Housing Investment Fund (CHIF): C4C offers a variety of housing rehabilitation and energy efficiency loans for income eligible applicants. CHIF funds can provide gap financing 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. NRZ designation, and the completion of the planning process, makes these areas eligible to receive funding preference from State agencies in support of neighborhood revitalization efforts.
- CT Department of Housing (DOH): Various affordable housing programs and funding opportunities are available through CT DOH. DOH administers numerous housing programs including the State Rental Assistance Program and the State Section 8 Program. Coordinated Access Networks (CAN)/Homeless Assistance Programs are implemented through DOH.
- CT Department of Social Services (DSS): DSS administers support programs for very-low

income and special needs residents. Programs address health and home care; food and nutrition; the service needs of children, families and the elderly; and employment and financial stability.

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

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	15	14
Number of households supported through Acquisition of Existing Units	0	0
Total	15	14

Table 6 – Number of Households Supported

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

The Office of Housing and Neighborhood Development estimated it would serve 15 households with its residential rehabilitation program funded in 2016. With the final 2016 rehabilitation program fund allocation spent during the program year to complete work on 4 units, a total of 15 households have benefitted from the program (5 in PY2016-17; 6 in PY 2017-18 and 4 in PY 2018-2019).

The estimate for the number of units created with its 2017 residential rehabilitation program was also 15. Ten (10) units were completed with PY17 funds. Over the past program year, the Office of Housing and Neighborhood Development expended both the remaining balance from PY2016 and all of its PY2017 Residential Rehabilitation Program allocation. In total, 14 housing units received rehabilitation assistance this program year. The town completed 4 units with PY16 funds and 10 units with PY17 funds for a total of 14 housing units.

Hamden does not currently have programs funded with CDBG that support households through rental assistance, producing new units, or acquiring units.

Discuss how these outcomes will impact future annual action plans.

The Community Development Advisory Commission, a group of citizen volunteers appointed to oversee and offer guidance to the Office of Housing and Neighborhood Development from a community perspective, has been very successful in providing the program with a regular opportunity to solicit feedback on programs and philosophical direction for the program. The Commission meets on a monthly basis, and will use these outcomes to shape future annual action plans.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	10	0
Low-income	14	0
Moderate-income	2	0
Total	26	0

Table 7 – Number of Households Served

Narrative Information

The table above depicts the income levels of households served by the residential rehabilitation and downpayment assistance programs. These were the programs where benefit for households was collected.

Many of the low- and moderate-income individuals served over the program year are reached through the numerous public service programs for seniors, youth, and special needs populations supported by CDBG funding. The majority of Hamden's beneficiary accomplishments were individual/person benefit. Of the more than 3,800 persons served over the program year with CDBG assistance, 52% were extremely/very low income ($\leq 30\%$); 41% were low income ($>30\%$ to 50%); and 7% were moderate income ($>50\%$ to 80%). Less than 1% were over low- or moderate-income, however most of these

individuals were served by programs meeting unique needs and/or qualifying by the programs' nature or location.

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Over the past program year the Town of Hamden allocated CDBG resources to Columbus House to provide emergency shelter support to residents in need. The Town also provided CDBG funding to support BHCare Domestic Violence Services to provide counseling to battered women and their families and to provide outreach and community awareness programming.

In 2018-2019, the Town opened an overnight winter warming center from January through March. Once at the warming center individuals/households were offered case management and assistance in obtaining emergency shelter. The town also collaborates with Columbus House's Street Outreach and Engagement Team.

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

In addition to increasing the availability of affordable housing, providing assistance for emergency housing and promoting the creation of transitional units the Town also assists the homeless and those threatened with homelessness through the provision of support services. Increased educational programming, job skill development, child care and English as a Second Language programs are all methods in which the Town can assist unemployed or underemployed persons in obtaining better employment. Life skill training, budget counseling and tenant/landlord mediation activities can also reduce the level of evictions. For households threatened with homelessness due to housing cost burden, energy efficiency and weatherization programs, fuel assistance programs, and tax-reduction programs

for the elderly are all means to help reduce cost burden. Many of these programs are operated in the same building as OHND and providers undertake a team approach to delivering these critical services. In fact, the Community Development Manager is also charged with oversight of the Community Services and Youth Services Departments.

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

One of the most pressing needs in Hamden is the need for short-term transitional housing to provide shelter for families and individuals who have become homeless and are looking for permanent housing. Recent changes in the local hospitality climate have reduced the number of affordable short-term units available to Hamden families who, for reasons relating to work, child care, or education, require proximity to resources and transportation. There is a new hotel being built in Hamden. Town staff will have conversations with the new owners to investigate the potential for short term temporary housing.

The Community Development Manager, on behalf of the Town, has been working with both Columbus House and the Yale School of Architecture to identify town-owned properties for possible new housing targeted toward lower income households transitioning from homelessness.

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

Actions taken to address the needs of public housing

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

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

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

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

Actions taken to provide assistance to troubled PHAs

PHA is not troubled, N/A.

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

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

Broadening Hamden's Horizons: The Town is working to create additional affordable housing opportunity through 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, Beulah Land Development Corporation, and New Haven Home Recovery on projects that will 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.

The Town has had conversations with a Columbus House and Yale University collaborative to determine the feasibility of developing affordable housing within the town. To date, the Community Development Director has met with Columbus House staff and representatives from the Yale University School of Architecture to identify vacant lots in Hamden (owned by the Town) that could be part of their collaboration to design and build a house to be rented to a low-income person who has experienced homelessness.

Hamden Homeownership Initiative & Homebuyer/Homeowner Training: The Downpayment and Closing Cost Assistance Program, funded with CDBG funds, assists income eligible applicants with the purchase of their first home in Hamden. In addition, the Town plans to continue supporting Pre-Purchase Homebuyer Training with CDBG. The town supports a homeownership training program offered by Neighborhood Housing Services. In CD43 the town provided CDBG funds in support of the homebuyer training program. Although CDBG funds weren't used to fund the program in CD44, the New Haven Home Ownership Center will be receiving funds in CD45.

Partner with the Hamden Housing Authority: The Office of Housing and Neighborhood Development has increased its support for the HHA's plan to create additional affordable homeownership and rental housing units for elderly, disabled and low- to moderate- income individuals. While the number of vacant buildings in the CDBG Target Area has declined, the Office of Housing and Neighborhood Development can assist the HHA with identifying available properties.

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 rent increase by their landlord. The Town has streamlined the Fair Rent process in order to make it more efficient for residents in such situations.

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

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

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

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

As required by the Connecticut State Agencies Lead Poisoning Prevention and Control regulations, Sections 19a-111 -1 through 19a-111 -11, the Town of Hamden code enforcement entities, the Quinnipiak 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 Quinnipiak 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 supports the Quinnipiak Valley Health District's applications for lead grant funding as a means to continue to extend its lead awareness program and offer assistance to property owners seeking to reduce lead hazards in homes.

Where feasible, Community Development Block Grant funds are used to assist extremely low- to moderate-income households in the reduction/abatement of lead paint hazards. Likewise, the Office of

Housing and Neighborhood Development and the Quinnipiac Valley Health District (QVHD) will apprise homeowners of any State or Federal loan programs available for the removal of hazardous materials.

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

The Town of Hamden attempts to address the issue of poverty in its population through the use of social and supportive services. The Town supplements State and Federal resources with local funds and CDBG funds for activities that meet specific identified needs. The private sector is a key resource for addressing poverty with 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, youth services and elderly services departments. These departments work with families and individuals in poverty by providing referrals and assistance for shelter, fuel, food, utility costs, etc.

Job training and employment assistance to unemployed and underemployed individuals will be provided to enable them obtain "living wage" employment. By connecting job training to economic development and by providing supportive services the Town can move more families out of poverty. The Town works to promote local workforce development to ensure employee skills are appropriate for the new jobs being created by economic development activity. The Town promotes workforce development and job training efforts by partnering with the local Adult Education program and referring those seeking assistance to the "Steps to Success Jobs Program". The Keefe Community Center also provides educational programs and resources, including GED, literacy and ESOL training, to individuals looking to improve their employment and life skills. In 2019, the Town of Hamden hosted several events at the Keefe Center to support advancement of poverty level families. Programs included the Hamden Adult Education "Steps to Success" class for job seekers, two financial literacy programs, and the Town's first Job Fair in April which attracted over 600 attendees. The Town has also started offering basic computer classes in partnership with Gateway Community College to promote education and advancement.

The provision of affordable child care to working families is an important component in their transition from welfare or poverty to self-support, which is one of the primary focus areas of the Town's Youth Services Bureau and the Hamden Partnership for Young Children.

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

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

The Town's Office of Housing and Neighborhood Development, the Hamden Housing Authority, the Community Services Department, Elderly Services, the Office of Planning and Zoning, and the Quinnipiac Valley Health District, function cooperatively to identify, evaluate and address the housing

needs of the various populations within the town.

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

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

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 Hamden Housing Authority manages the public/elderly housing complexes for the Town of Hamden. The Town has an active and supportive relationship with the Hamden Housing Authority.

The Community Services Department is the primary source for locating shelter for the homeless and special needs households. The Elderly Services Department provides care to elderly residents to prolong their ability to remain self-sufficient and independent. The Quinnipiak Valley Health District is instrumental in identifying lead paint hazards relative to housing issues, and Planning and Zoning approves the location of new construction and offers technical assistance to prospective developers. The Town's Department of Economic Development supports community development by its oversight of commercial and neighborhood revitalization projects.

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

housing and available units.

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

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

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

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

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

The Town of Hamden continues to remain active in the promotion of Fair Housing within the community. The 2015-2019 Consolidated Plan included an updated Analysis of Impediments and new goals and objectives to affirmatively further fair housing. In a concerted effort to affirmatively further fair housing in Hamden, the Office of Housing and Neighborhood Development refers interested individuals to the CT Fair Housing Center for information on tenant and landlord rights and responsibilities. Information on tenant and landlord rights is also provided to individuals with questions or concerns. While the coordination of Fair Rent activities by the Community Development Program Manager remains the most significant activity, several municipal departments, local non-profits, and the independent Hamden Housing Authority offer programs and services that further Fair Housing opportunities.

The community's primary obstacle to achieving its fair housing goals of increased housing diversity and the elimination of discriminatory practices is a focus of the current 5-year Consolidated Plan. The Town

revised and updated its Local Impediments Analysis that takes into account the changing housing landscape. PY44 is year 4 of the new 5-year plan.

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

Residential Rehabilitation Program: Over the program year, 14 households received residential rehabilitation assistance. This program improved owner-occupied properties for residents of low- to moderate-income, and increased the number of safe, decent housing units available to Hamden residents. The Residential Rehabilitation program increases the affordable housing stock and increases the number of affordable housing units available to rent.

Hamden Homeownership Initiative & Homebuyer/Homeowner Training: This program assists income-eligible citizens to purchase their first home in Hamden. The Town requires Pre-Purchase Homeownership Training as a part of the Downpayment Assistance Program. Training is offered in partnership with the New Haven Homeownership Center and Neighborhood Housing Services. This program trains new homebuyers on anti-discrimination laws in homebuying and mortgage lending, how to fix their credit, how to understand what homes they can afford, the importance of identifying lead hazards (particularly for families with young children), how to manage the budgetary requirements of home ownership and maintenance; and what applicants can expect at closing. In CD 43 the Town funded the New Haven Homeownership Center with CDBG funds. However, in CD44 (2018-2019) the agency did not request funding. In CD45 (2019-2020) the agency once again applied for CDBG funding to provide training to potential first-time homebuyers from Hamden.

Twelve (12) households received Downpayment Assistance over the program year. In addition, nineteen (19) applicants were pre-approved for the Downpayment assistance program over the program year and will be assisted in purchasing a home in upcoming program years.

CR-40 - Monitoring 91.220 and 91.230

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

The Town of Hamden's Office of Housing & Neighborhood Development (OHND) is the local agency charged with administering the Town's Community Development Block Grant (CDBG) allocation.

The Office employs a full-time Community Development Program Manager, who is responsible for the coordination, oversight and general monitoring of all program activities. The town is currently seeking resources to add a part-time position to assist with community outreach, program implementation, and recordkeeping and reporting.

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

Procurement: All financial and purchasing transactions are conducted through the Town of Hamden Finance and Purchasing Departments. The Office of Housing and Neighborhood Development follows the Town's purchasing procedures, and in doing so, complies with 24 CFR 85.36.

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

The Community Development Program Manager reviews reports submitted by Public Service Agencies and non-profits to ensure proper documentation of expenditures. Additionally, agencies are provided availability electronically to OMB Circular A-122 to review allowable cost principles.

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

The CDAC reviews and approves the budget contained in the Annual Action Plan prior to its submission to the Hamden Legislative Council and the U.S. Department of Housing and Urban Development. The CDAC has nine (9) citizen members of mixed political affiliation, who are appointed by the Mayor and

approved by the Legislative Council.

The CDAC meets monthly with the Community Development Program Manager and the public to conduct their business, and also meet regularly in smaller sub-committees to work on specific duties.

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

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

The Town advertised the availability of the Draft Consolidated Annual Performance and Evaluation Report (CAPER) on 9/11/2019. The comment period closed 9/26/2019. The Draft document was published on the Town website at <http://www.hamdencommunitydevelopment.com>.

No comments were received during the public comment period.

CR-45 - CDBG 91.520(c)

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

No changes were made.

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

No

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

CR-45 - CDBG 91.520(c)

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

No changes were made.

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

No

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

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
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Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative