

## CR-05 - Goals and Outcomes

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

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

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

During Program Year 46, 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	1	20.00%	1	1	100.00%
Increase Supply of Affordable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	13	43.33%	6	13	216.67%

Increase Supply of Affordable Housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	40	2	5.00%	8	2	25.00%
Promote Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	10	0	0.00%	2	0	0.00%
Provide Anti-Blight Improvements/Blight Removal	Non-Housing Community Development	CDBG: \$	Other	Other	5	1	20.00%	1	1	100.00%
Provide Assistive Services to the Homeless	Affordable Housing Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	50	16	32.00%	10	16	160.00%
Provide Assistive Services to the Homeless	Affordable Housing Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	25	16	64.00%			
Provide Infrastructure and Facility Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	15	0	0.00%			
Provide Infrastructure and Facility Improvements	Non-Housing Community Development	CDBG: \$	Other	Other	0	0		3	0	0.00%
Provide Support to Special Need Households	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	5	0	0.00%	1	0	0.00%

Support Public Services for Low/Mod Income	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	9532	38.13%	5000	9532	190.64%
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**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.**

## 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	6
Black or African American	9
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>15</b>
Hispanic	2
Not Hispanic	13

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

### Narrative

The table above provides statistics for the number of families/households assisted over the program year. The only projects where household data was collected over the program year were the Residential Rehabilitation, ADA Improvements and the First-time Homebuyer Downpayment and Closing Cost Assistance program. IDIS Table PR-23, CDBG Summary of Accomplishments, provides the racial and ethnic statistics for the program. Of the families assisted, approximately 40% of the families assisted were White and 60% were Black/African American. Near 13% were Hispanic.

Non-housing demographic numbers are included in PR-23, as they are reported by person not by family.

## 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	478,500	275,416

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 Community Development has been working with various non-profit agencies and the Town's dedicated grant writer to bring additional resources into Hamden to specifically address Housing and Community Development needs. \$61,606 was drawn out of the admin accounts after the conclusion of the program year to reimburse payroll for the 2020-2021 fiscal year. \$6,493,92 was drawn to reimburse the Town Attorney for CDBG related title searches and related program requests.

642,331.00 represents CDBG-CV funds, 25,000 which was drawn during this program year.

### 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	24	20	Commercial Rehabilitation, Anti-Blight, Infrastructure Improvements, Down Payment Assistance
CENSUS TRACT 1655, 1656			
CENSUS TRACT 1655, 1656, AND 1651			

Table 4 – Identify the geographic distribution and location of investments

### Narrative

## **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.**

## 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
<b>Total</b>	<b>0</b>	<b>0</b>

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	6	13
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>6</b>	<b>13</b>

Table 6 – Number of Households Supported

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

The First-time Homebuyer Program anticipated 10 closings for the Program Year. While 20 households were pre-approved for the program, only 2 completed the program and closed on an approved property. Households were assisted with Downpayment and closing cost assistance. Pre-purchase lead inspections were also conducted over the program year with this funding. It is likely that the Coronavirus Pandemic had a direct effect on the Homebuyer Program, as the volatility of the housing market discouraged first time low/mod homebuyers with high sales prices and a seller's market.

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.**

**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	4	0
Low-income	6	0
Moderate-income	5	0
<b>Total</b>	<b>15</b>	<b>0</b>

**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.

## **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**

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

In 2020 and 2021, the Town provided an overnight winter warming center from January through March. Once at the warming center individuals/households were offered case management and assistance in obtaining emergency shelter. The Community Services Department is the primary source for locating shelter and supportive services for the homeless and households at risk of homelessness. Healthcare outreach to the 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 town's Community Services Department refers at-risk households to housing and supportive services organizations such as CSHHC, Liberty Community Services, New Reach, Continuum of Care, and Yale Behavioral Health Services of Hamden and 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**

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that**

**individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

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

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

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

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

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

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

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

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

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

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

PHA is not troubled, N/A.

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

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

***Fair Housing Plan:*** The Town of Hamden has created and 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.

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

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

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

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

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

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

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

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

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

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

for purchase are also tested for the presence of lead-based paint.

The Town supports the Quinnipiac Valley Health District's applications for lead grant funding as a means to continue to extend its lead awareness program and offer assistance to property owners seeking to reduce lead hazards in homes. Where feasible, Community Development Block Grant funds are used to assist extremely low- to moderate-income households in the reduction/abatement of lead paint hazards. Likewise, the Office of Community Development and the Quinnipiac Valley Health

District (QVHD) will apprise homeowners of any State or Federal loan programs available for the removal of hazardous materials.

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

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

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

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

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

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

To benefit the town, the Community Services Department along with the Economic Development

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

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

#### **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**

#### **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.**

Community Development Advisory Commission meetings are open to the public, and there was a special meeting that dealt with CAPER submission and the CDAC approval of a draft plan. Citizens were notified of the availability of the CAPER plan by newspaper advertisement in the New Haven Register on September 10, 2021 (affidavit attached), and had until September 24, 2021 at close of business to respond. We received no comments of the 2020-2021 Consolidated Annual Performance Evaluation Report.

#### **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.**

**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.**

**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