

AGENDA
LEGISLATIVE COUNCIL MEETING

September 21, 2020

7:00 PM

Electronic Meeting Pursuant to Paragraph 1 of Executive Order 7Bⁱ

THIS MEETING WILL BE A 100% ELECTRONIC MEETING

**LEGISLATIVE COUNCIL CHAMBERS AT MEMORIAL TOWN HALL WILL BE
CLOSED PURSUANT TO THE GOVERNOR'S EXECUTIVE ORDERS 7B and 7D**

**All public comments for this meeting agenda (including comments for the public
hearing) should be sent to LCpublicinput@hamden.com by
5:00 PM on September 21, 2020**

Please click the link below to join the webinar:

<https://zoom.us/j/96032210583>

Password: Dragons

Meeting ID: 960-3221-0583 Password: Dragons

**[*If you experience difficulty signing in with the above link, scroll to the bottom of this
agenda for alternate sign in instructions.](#)**

- 1. CALL OF THE MEETING AND TAKING OF THE ROLL**
- 2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
- 3. PUBLIC HEARING – ITEM #11**
- 4. PUBLIC INPUT SESSION**
- 5. REPORT OF THE PRESIDENT**
- 6. REPORT OF BOARDS AND DEPARTMENTS**
- 7. REPORTS OF COUNCIL LIAISONS**
- 8. APPROVAL OF PREVIOUS MINUTES – August 31, 2020**
- 9. CONSENT CALENDAR – None**
- 10. REGULAR AGENDA:** (Requires a vote of 2/3rds of the members present and voting for suspension of the Rules under §14(a) of the Standing Rules)

1. Refund of property taxes collected prior to July 1, 2020 – (15) - \$2,483.58
2. Refund of property taxes collected between July 1, 2020 and June 30, 2021 –
Overpayments on current Grand List - (61) totaling \$10,491.13

3. Reappointment of Carol Noble to the Retirement Board for a term to expire June 30, 2022
4. Order authorizing the Mayor to accept and expend a grant from the State of Connecticut Office of Early Childhood and to enter into agreements for a Child Day Care Program for the period July 1, 2020 to June 30, 2022
5. Bid waiver associated with Town excess liability policy extension - Smoko Insurance Agency LLC - \$82,307
6. Bid waiver – IT Dept. - 5 year contract for Internet Service Provider (ISP) services – (Crown Castle \$60,000) – (Postponed from the 8-31-2020 meeting)
7. Bid waiver for the lease/rental of three (3) vehicles - Acme Auto Leasing LLC - \$22,860 (Police Dept.)
8. Order to approve Memorandum of Understanding between the Town of Hamden and UPSEU/COPS (Police Union) – Police Officer Enrique Rivera-Rodriguez
9. Order authorizing interdepartmental transfer 2020-2021 Fiscal Year Budget - \$100,000 (Public Works Dept. – \$30,000 Overtime for Cleanup - \$70,000 Contractual Cleanup) FROM E&C ACCOUNT
10. Order authorizing interdepartmental transfer 2020-2021 Fiscal Year Budget - \$372,191 (\$300,000 Accrued Benefits/Retirement - \$72,191 into E&C ACCT) FROM POLICE DEPT. SALARIES
11. Order authorizing the Mayor to file the 5 Year Consolidated Plan and apply, accept and expend a Program Year 46 Community Development Block Grant for the Fiscal Year 2020-2021 in accordance with the Annual Action Plan for year 2020-2021 - \$478,628
12. Order authorizing the Mayor to apply for, accept and expend funding in an amount up to \$100,000 in State of Connecticut Local Capital Improvement Program (LoCIP) funds for sidewalk repairs and improvements
13. Order authorizing the Mayor to enter into an agreement with the United Illuminating Company – Streetlight Conversion Project – (Postponed from the 8-31-2020 meeting)
14. RFP for streetlight audit – (Postponed from the 8-31-2020 meeting)
15. Nominations and vote to fill the 7th District vacancy

Information Items:

1. Accrued benefits/retirement – Public Works & Parks Dept. - \$42,657.59

11. ADJOURNMENT

Scroll down for ZOOM sign in info

1. Join using Zoom from your computer, tablet or smartphone by using the following link: <https://zoom.us/j/96032210583> Password: Dragons

2. If you already have the Zoom App or go to the Zoom.com website, simply select “join a meeting” and complete the following: Webinar ID: 960-3221-0583 Password: Dragons

Or iPhone one-tap :

US: +13017158592,,96032210583# or +13126266799,96032210583#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

International numbers available: <https://zoom.us/u/aH73lUF9D>

ⁱ Under Executive Order 7B Electronic Meetings are subject to the following: (a) The public shall have the ability to view or listen to each meeting or proceeding in real time, by telephone, video, or other technology; (b) Any such meeting or proceeding shall be recorded or transcribed, and such recording or transcript shall be posted on the Town's website within seven (7) days of the meeting or proceeding, and made available within a reasonable time in the Town Clerk's office; (c) The required notice and agenda for each meeting or proceeding is posted on the agency's website and shall include information about how the meeting will be conducted and how the public can access it; (d) Any materials relevant to matters on the agenda, including but not limited to materials related to specific applications, if applicable, shall be submitted to the agency a minimum of twenty four (24) hours prior and posted to the agency's website for public inspection prior to, during, and after the meeting, and any exhibits to be submitted by members of the public shall, to the extent feasible, also be submitted to the agency a minimum of twenty-four (24) hours prior to the meeting and posted to the agency's website for public inspection prior to, during, and after the meeting; and, (e) All speakers taking part in any such meeting or proceeding shall clearly state their name and title, if applicable, before speaking on each occasion that they speak.

TOWN OF HAMDEN, CONNECTICUT 06518
Kathleen Flynn C.C.M.C. * Tax Collector

TO: KIM RENTA , CLERK OF THE COUNCIL
FROM: KATHLEEN FLYNN, COLLECTOR OF TAXES
DATE: SEPTEMBER 16, 2020
RE: REFUND OF PROPERTY TAXES COLLECTED PRIOR TO 7/1/2020
REFUND TO BE MADE THROUGH ACCOUNT #10108-0802

ATTACHED PLEASE FIND REQUEST FOR REFUND OF PROPERTY TAXES FOR THE FOLLOWING:

A & A OFFICE SYSTEMS	\$238.44
CARPENTER, ROBERT	\$13.16
CARPENTER, MICHELE	\$16.34
CHASE AUTO FINANCE	\$645.76
HONDA LEASE TRUST	\$108.10
LOPES, YISIAH	\$263.79
LOPEZ, ZAINA	\$401.49
MCALINDEN, CATHLEEN	\$107.44
MCALINDEN, CATHLEEN	\$109.44
OLIVER, MIDGE	\$79.42
OLIVER, MIDGE	\$35.68
SEGWAY LLC	\$96.75
TOLSON, RUSSELL	\$36.03
TOYOTA LEASE TRUST	\$162.54
YANG, JUN	<u>\$169.20</u>
	\$2,483.58

PLEASE SUBMIT THIS MATTER TO THE LEGISLATIVE COUNCIL FOR THEIR APPROVAL.
KKF/km

cc: MAYOR CURT BALZANO LENG
CHIEF OF STAFF DAVID GARRETSON
FINANCE DIRECTOR CURTIS EATMAN

TOWN OF HAMDEN, CONNECTICUT 06518

*Kathleen Flynn, C.C.M.C. * Tax Collector*

TO: KIM RENTA , CLERK OF THE COUNCIL
FROM: KATHLEEN FLYNN, COLLECTOR OF TAXES
DATE: SEPTEMBER 16, 2020
RE: REFUND OF PROPERTY TAXES COLLECTED BETWEEN 7/1/2020 AND 6/30/2021
OVERPAYMENTS ON CURRENT GRAND LIST

REFUND TO BE MADE THROUGH ACCOUNT #10108-0801

ATTACHED PLEASE FIND REQUEST FOR REFUND OF PROPERTY TAXES FOR THE
FOLLOWING:

LATORRACA, DANIEL	\$522.00
LEFRIDGE, WARREN	<u>\$270.00</u>
	\$792.00

PLEASE SUBMIT THIS MATTER TO THE LEGISLATIVE COUNCIL FOR THEIR APPROVAL
KKF/km

cc: CURT BALZANO LENG, MAYOR
CHIEF OF STAFF DAVID GARRETSON
FINANCE DIRECTOR CURTIS EATMAN

TOWN OF HAMDEN, CONNECTICUT 06518
*Kathleen Flynn, C.C.M.C. * Tax Collector*

TO: KIM RENTA , CLERK OF THE COUNCIL
FROM: KATHLEEN FLYNN, COLLECTOR OF TAXES
DATE: SEPTEMBER 16, 2020
RE: REFUND OF PROPERTY TAXES COLLECTED BETWEEN 7/1/2020 AND 6/30/2021
OVERPAYMENTS ON CURRENT GRAND LIST

REFUND TO BE MADE THROUGH ACCOUNT #10108-0801

ATTACHED PLEASE FIND REQUEST FOR REFUND OF PROPERTY TAXES FOR THE
FOLLOWING:

A & A OFFICE SYSTEMS	\$521.62
ABATE, ORLANDO	\$20.83
ANTHONY, RALPH	\$17.14
APONTE, LUIS	\$30.90
BADER, JULIAN	\$15.61
BERGER, TERESA	\$20.78
BONIN, NANCY	\$25.15
BRADLEY, MICHAEL	\$9.76
BRYANT, MIMI	\$30.37
CANCELLI, TYLER	\$11.43
CAPRIO, VICTOR & ELLEN	\$89.55
CARBONE, JOHN	\$112.82
CARPENTER, ROBERT	\$92.79
CHAMROEUN, HUOY	\$85.00
CLARK, MELANI	\$11.52
DAMBROSIA, NICHOLAS	\$193.05
FACILITY SUPPORT SERVICES LLC	\$45.09
FLORIANOS PLUMBING INC	\$155.88
FOX, LINDA	\$194.40
GARVEY, MURIEL	\$107.68
HODGE, JAMES	\$159.75
HOLIDAY, THERON & CARETHA	\$31.32
HOLNESS, ROBERT	\$262.44
HONDA LEASE TRUST	\$1,726.20
IRVIN, PAULA	\$36.94
JENKINS, ADONIS	\$46.21
JOHNSON, NATALIE	\$59.85
KNOX, RAYMOND	\$221.40
KUBAT, KARLEEN & JAMES	\$145.21
LANE, ANN	\$28.80
LUCAS, GREGORY	\$19.00
MACCI, JAMES & DAWN	\$31.32
MARQUEZ, MIGUEL	\$216.68
MASE, ANTHONY	\$16.38
MERCEDES BENZ FINANCIAL	\$161.82
MERCEDES BENZ FINANCIAL	\$242.20

TOWN OF HAMDEN, CONNECTICUT 06518
*Kathleen Flynn, C.C.M.C. * Tax Collector*

MERCEDES BENZ FINANCIAL	\$1,164.70
MILLER, PAMELA	\$35.01
PEREZ, ELEUTERIO	\$16.74
PHELAN, JOHN	\$18.00
ROY, ELLEN	\$32.40
SHEA, KAREN	\$10.00
SHIELDS, LUCINDA	\$11.11
SILOCKA, RICHARD	\$40.36
STUBBS, RICHARD	\$72.90
SWEENEY, SHANNON	\$36.50
USB LEASING LT	\$123.40
VECE, MARC	\$39.82
VERMETTE, DAVID & REBECCA	\$9.00
VW CREDIT LEASING	\$97.30
VW CREDIT LEASING	\$97.30
VW CREDIT LEASING	\$190.34
VW CREDIT LEASING	\$661.50
VW CREDIT LEASING	\$474.94
VW CREDIT LEASING	\$522.82
VW CREDIT LEASING	\$652.64
VW CREDIT LEASING	\$112.26
WEISS, BARRY & BRIAN EVANS	\$10.76
ZHAO, BONING	<u>\$72.44</u>
	\$9,699.13

PLEASE SUBMIT THIS MATTER TO THE LEGISLATIVE COUNCIL FOR THEIR APPROVAL
KKF/km

cc: CURT BALZANO LENG, MAYOR
CHIEF OF STAFF DAVID GARRETSON
FINANCE DIRECTOR CURTIS EATMAN



TOWN OF HAMDEN OFFICE OF THE MAYOR

Curt Balzano Leng
Mayor

**Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101**

September 14, 2020

Legislative Council
Hamden Government Center
Hamden, CT 06518

Re: Reappointment to the Retirement Board as a Public Member of Carol Noble (D)

Honorable Members:

Pursuant to Section 5-4 of the Town Charter, I hereby submit for your approval the following reappointment for the Retirement Board for a term to expire June 30, 2022.

Carol L. Noble
9 Shepard Hill Road,
Hamden, CT 06514

Ms. Noble's experience is an asset to this Commission. Your approval of this reappointment is respectfully requested.

Sincerely,

Curt Balzano Leng, Mayor

CBL/rr

Enclosure

cc: Vera Morrison, Town Clerk
Chief of Staff David Garretson
Deputy Chief of Staff Patrick Donnelly
Commission Clerk
Mayor's Office File

RESUME: Carol L. Noble

EDUCATION:

Bachelor of Science in Education and Physical Education, S.C.S.U. 1956

Master of Science in Reading Supervision, S.C.S.U. 1966

6th Year in Administration and Supervision, S.C.S.U. 1970

7th Year in Advanced Studies, S.C.S.U. 1975

TEACHING EXPERIENCE:

New Haven School System 10 yrs. Grades R.R., I, II, IV

Hartford School System 2 yrs. Grade I

Hamden School System 25 yrs. Reading Consultant

POLITICAL EXPERIENCE:

Elected to Legislative Council, 1993, 8th District then Council-at-Large

Served 12 terms in many capacities:

- * President, President Pro-Tem, Majority Leader, Majority Whip
- * Served on Finance and Administration Committee, School Building Committee and Planning and Development Committee as chair.

ADDITIONAL ACTIVITIES:

Past President of Shepard Hill Condominium

Secretary, Hamden Condominium

Past President, Delta Kappa Gamma, Professional Educators Org.

Past Legislative Representative, Association of Retired Teachers of CT.

Vice-President, Association of Retired Teachers

President of New Haven County Retired Teachers Association since 1996

Past President of Hamden Woman's Club

REC'D AND FILED BY
TOWN CLERK
HANDEN, CT
2020 JUL -6 P 1:53

HAYORS OFFICE
HANDEN, CT
2020 JUL -7 A 9:24



TOWN OF HAMDEN OFFICE OF THE MAYOR

Curt Balzano Leng
Mayor

**Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101**

September 14, 2020

Legislative Council
Hamden Memorial Town Hall
Hamden, CT 06518

Re: ORDER AUTHORIZING THE MAYOR TO ACCEPT AND EXPEND A GRANT FROM THE STATE OF CONNECTICUT OFFICE OF EARLY CHILDHOOD AND TO ENTER INTO AGREEMENTS FOR A CHILD DAY CARE PROGRAM FOR THE PERIOD JULY 1, 2020 TO JUNE 30, 2022

Honorable Members:

Enclosed please find an order authorizing the Mayor, through Sleeping Giant Day Care, Inc., to accept and expend a Child Care grant from the State of Connecticut and allows for the acceptance of funding in the amount of \$515,798.40. This is a two year grant the Town applied for funding on behalf of Sleeping Giant Day Care, which is a non-profit, State funded childcare center located at the Keefe Community Center.

The State of Connecticut Department of Education does not require Sleeping Giant Day Care Inc., to operate under a line item budget. They are allowed to use their own discretion for expenditures related to salaries, benefits, taxes, and child care consumables. This arrangement with the Town and the service they provide at the Keefe Community Center has been ongoing since 1979 and serves many Hamden families.

Attached for your review is correspondence from Town Attorney Sue Gruen and a subcontractor agreement between the Town of Hamden and Sleeping Giant Day Care Inc.

By copy of this letter, Town Attorney Sue Gruen and Sleeping Giant Day Care Director Edie Reichard, and Director of Legislative Affairs Walter Morton are hereby requested to attend your meeting to answer any questions you might have.

Your approval of this order is respectfully requested.

Sincerely,

Curt Balzano Leng, Mayor

CBL/rr

Enclosures

cc: Finance Director Curtis Eatman, Deputy Finance Director Rick Galarza, Town Attorney Sue Gruen, Sleeping Giant Day Care Director Edie Reichard, COS David Garretson, DCOS Patrick Donnelly, DOLA Walter Morton, Mayor's Office File



Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

STATE OF CONNECTICUT

OFFICE OF EARLY CHILDHOOD



Connecticut Office of
Early Childhood

Beth Bye
Commissioner

August 19, 2020

The Honorable Curt B. Leng
Mayor
Town of Hamden
Hamden Government Center, 2750 Dixwell Avenue
Hamden, CT 06518-3320

Subject: Letter of Intent between State of Connecticut Office of Early Childhood and Town of Hamden for Child Day Care (CDC) services

CONTRACT #: 20OECDC01HAM
PERIOD: 09/01/2020 – 06/30/2022
AMOUNT: \$476,692.28

Dear Mayor Leng:

The Office of Early Childhood (OEC) has received permission from the Office of Policy and Management to enter into a new contract with Town of Hamden starting September 1, 2020. The anticipated total contract amount for the period 9/1/2020 – 6/30/2022 is \$476,692.28. The OEC recognizes that the contract may not be fully executed by September 1, 2020. This letter shall serve as authorization from the OEC for Town of Hamden to begin work on September 1, 2020 in anticipation of execution of the new contract. Services rendered for this contract from September 1, 2020 until the contract execution date shall consist of all services detailed in the predecessor contract 18OECDC01HAM executed between the Office of Early Childhood and Town of Hamden for similar CDC program services, unless otherwise modified or necessitated by COVID-19 or other public health emergency, with prior approval by the OEC.

In the event that the contract is executed accordingly, costs incurred by Town of Hamden on or after September 1, 2020 will be paid under the terms of the contract. In the unlikely event that the OEC fails to issue a contract for the services described herein, Town of Hamden shall be reimbursed under this letter of intent for the services articulated above and incurred between the dates of September 1, 2020 and the earlier of October 31, 2020 or the date upon which the OEC affirmatively requires that Town of Hamden cease CDC programmatic activity. The OEC shall reimburse your organization for incurred costs deemed reasonable by the OEC at a rate of no more than \$21,667.83 per month, representing the monthly pro-rated amount based on the current contract allocation of \$216,678.31 for the period 9/1/2020 – 6/30/2021.

We hope that the terms of this letter will provide your organization with the assurances it needs to implement systems and staffing necessary to begin performing the anticipated scope of the contract. **NO LATER THAN MONDAY, AUGUST 31, 2020, please acknowledge acceptance of the terms and conditions contained herein and a brief description of anticipated services to be provided starting September 1, 2020 via an e-mailed signed PDF of the second page of this letter sent to Annette Carbone at annette.carbone@ct.gov.** Please email Annette Carbone if there are any questions or concerns.

Thank you for your continued patience and partnership with the OEC.

Sincerely,


Beth Bye, Commissioner

On behalf of Town of Hamden, I accept the terms of OEC's Child Day Care contract Letter of Intent dated August 19, 2020.



Signature of Authorized Contract Signatory

Curt Bakaro Long, Mayor

Printed Name & Title of Authorized Contract Signatory

Please fill in table below with anticipated services to be provided:

# Spaces	Categories of Care
30	Preschool Slots

Memo

To: Mayor Curt Leng

From: Sue Gruen, Town Attorney

Date: August 24, 2020

Cc: Curtis Eatman, Finance Director
Dave Garretson, COS
Patrick Donnelly, DCOS

Re: Order for Acceptance and Expenditure of State of Connecticut Office of Early
Childhood Grant Funds for Sleeping Giant Day Care, Inc.

Attached is an Order authorizing the Mayor to accept and expend funds from the State of Connecticut Department of Early Childhood as well as to execute a contract for such funds with the State and a Subcontractor Agreement with Sleeping Giant Daycare.

The funding agreement allows for the acceptance of funding in the amount of \$515,798.40 for two years (July 1, 2020 to June 30, 2022) and provides 30 spaces of full time preschool care at a weekly rate of \$165.32 for 52 weeks/year and for Sleeping Giant Day Care to participate in the provision of these services in accordance with the terms and conditions of the agreement.

Please forward this to the Legislative Council for approval.

**TOWN OF HAMDEN
LEGISLATIVE COUNCIL**

**ORDER AUTHORIZING THE MAYOR TO ACCEPT AND EXPEND A GRANT FROM
THE STATE OF CONNECTICUT OFFICE OF EARLY CHILDHOOD AND TO ENTER
INTO AGREEMENTS FOR A CHILD DAY CARE PROGRAM FOR
THE PERIOD JULY 1, 2020 TO JUNE 30, 2022**

Presented by: _____

WHEREAS, the State of Connecticut Office of Early Childhood is authorized to extend financial assistance for Child Development Services; and

WHEREAS, it is desirable and in the public interest that the Town of Hamden accept and expend such funds and to execute the necessary agreements therefore.

NOW, THEREFORE, BE IT ORDERED that the Mayor is hereby authorized to accept and expend funding in the amount of \$515,798.40 for the period of July 1, 2020 to June 30, 2022 from the State of Connecticut Office of Early Childhood.

BE IT FURTHER ORDERED that Mayor of the Town of Hamden is hereby authorized and empowered to enter into or amend contractual instruments in the name of and on behalf of the Town of Hamden, with the State of Connecticut Office of Early Childhood for a Child Day Care program and, if required, have the corporate seal affixed to all documents required as a part of any offered agreement.

BE IT FURTHER ORDERED that the Mayor of the Town of Hamden is hereby authorized and empowered to enter into or amend contractual instruments in the name of and on behalf of the Town of Hamden, with Sleeping Giant Day Care, Inc. as the designated subcontractor for child care services pursuant to the agreement between the Town of Hamden and the State of Connecticut Office of Early Childhood for a Child Day Care Program.

Adopted by the Legislative Council at its meeting held on _____ 2020.

APPROVED AS TO FORM

Susan Gruen
Town Attorney

Michael McGarry, President
Legislative Council

Kim Renta, Clerk
Legislative Council

APPROVED:

Curt Balzano Leng
Mayor

DATE: _____

SUBCONTRACTOR AGREEMENT

WHEREAS, the Town of Hamden is the recipient of funds from the State of Connecticut Office of Early Childhood to provide for child care services at 11 Pine Street, Hamden, Connecticut, as more particularly set forth in a Contract between the Town of Hamden and the State of Connecticut Office of Early Childhood ("State Contract").

WHEREAS, pursuant to the State Contract between the Town and the State, Sleeping Giant Day Care, Inc. is the designated Subcontractor for child care services ("Services") for the Town; and

WHEREAS, the Town of Hamden ("Contractor") is required to enter into a subcontract to bind Sleeping Giant Day Care, Inc., ("Subcontractor") to the terms of the State Contract, a copy of which is attached hereto and made a part of this Subcontract.

WHEREAS, consistent with the State Contract, this Subcontractor Agreement shall commence on July 1, 2020 and extend until June 30, 2022.

NOW THEREFORE, in consideration of the mutual undertakings, covenants, agreements, representations herein made, the Town and Sleeping Giant Daycare, Inc. agree as follows:

1. The Subcontractor shall be bound to the terms and conditions of the Contract between the Town of Hamden and the State of Connecticut Office of Early Childhood ("State Contract") and shall carry out the program subject to the State Contract requirements and provisions.
2. The State Contract between the Town and the State shall be incorporated herein and made a part of this Subcontract as if fully set forth herein.
3. Funding to the Subcontractor shall be contingent upon the Subcontractor abiding by all terms and conditions of the State Contract and this agreement.
4. This Subcontract is in effect from 07/01/2020 through 06/30/2022.
5. The Town shall provide funds to the Subcontractor, based on the Weekly Contract Rate, not to exceed the amount set forth in the State Contract.
6. The Subcontractor and its employees, agents and invitees shall be required to follow all rules, regulations, policies and procedures of the Town of Hamden with regard to building use, either implemented or to be implemented during the term of this agreement by the Town of Hamden, the Mayor of the Town of Hamden and/or the Chief of Police or their designees.
7. The Subcontractor and its employees, agents, invitees shall be required to follow all rules, regulations, policies and procedures of the Town of Hamden with regard to safety and security requirements, including, but not limited to the wearing of proper Town of Hamden issued ID's, adherence to monitoring in selected locations and any other measures implemented or to be implemented by the Town of Hamden, the Mayor of the Town of Hamden and/or the Chief of Police or their designees.
8. The Town shall provide the Subcontractor with space at the Keefe Community Center, 11 Pine Street, Hamden, as designated in Exhibit A for use as a daycare ("the Premises") and

- in addition, Subcontractor shall have the non-exclusive right to use, but in no event to possess, all common areas and related parking at the Keefe Community Center.
9. Subcontractor agrees to use the Premises for daycare in accordance with the State Contract. The Subcontractor shall be solely responsible for obtaining necessary licenses and/or permits for such use by any of its employees.
 10. The Subcontractor shall maintain the Premises in good repair and tenantable condition.
 11. The Town shall provide janitorial services, pest control, trash removal, window cleaning, furnishing and replacement of light bulbs, carpet cleaning, sweeping, general repairs and snow and ice removal. All repair and maintenance services that require entry into the Premises shall be scheduled at mutually convenient times.
 12. The Town shall be responsible for paying all gas, heat, electricity and power which may be furnished to the Premises. Subcontractor shall be responsible for paying telephone and internet and computer service charges.
 13. The Subcontractor acknowledges that it is an independent Contractor and shall at all times indemnify and save harmless the Town of Hamden and its officials, officers, agents and employees on account of and from any and all claims, damages, losses, liabilities, judgments, workers compensation payments, litigation expenses, legal counsel fees as well as all other damages and costs of every name and description arising out of claims and/or injuries to persons (including death) or damage to property sustained or alleged to have been sustained by (a) officials, officers, agents and employees of the Town of Hamden or (b) the Subcontractor or its officials, officers, agents and employees or (c) any other person, which injuries occur or are alleged to have occurred by the acts, omissions or neglect of the Subcontractor. The existence of insurance shall in no way limit the scope of this indemnification. The Subcontractor further undertakes to reimburse the Town of Hamden for damage to property of the Town of Hamden caused by the Subcontractor, or its employees, agents or invitees.
 14. Subcontractor represents that it is an expert in relation to the services to be performed under this Agreement and the State Contract. The Subcontractor further represents that it has the requisite skill, expertise, and knowledge necessary to services required under the terms of the State Contract.
 15. This Agreement may be terminated by the Town upon seven (7) days prior written notice to the Contractor in the event of substantial failure to perform the terms of this Agreement or the State contract as solely determined by the Town.
 16. This Agreement shall be governed by the laws of the State of Connecticut
 17. The Subcontractor shall secure, pay for and maintain such insurance as statutorily required to protect it from claims under the Workers' Compensation Acts, claims for damages because of bodily injury, including but not limited to claims for personal injury, sickness or disease or death of any person as a result of the nature of its work under the terms of this Agreement, and from all claims for damages because of injury to or of destruction of property, including but not limited to loss of use resulting therefrom which may arise out of any of the services provided pursuant to this Agreement. The Subcontractor agrees, upon the signing of this Agreement, to supply to the Town of Hamden's Risk Manager the following:
 - (a) A certificate of insurance evidencing Worker's Compensation insurance as required by State law.
 - (b) The Subcontractor shall provide a minimum amount of insurance as follows:

\$1,000,000 each person, \$2,000,000 aggregate for general liability, including sexual molestation; \$100,000 in damage to premises rented to others; Proof of worker's compensation insurance. All liability policies shall name the Town of Hamden as an additional insured. The Town of Hamden does not insure the property and contents of Sleeping Giant Day Care. Should there be any damage to the property of Sleeping Giant Day Care, a Waiver of Subrogation preventing either Sleeping Giant Day Care or its Insurer from claiming any responsibility on the part of the Town of Hamden shall apply.

If any insurance required herein is to be issued or renewed on a "claims made" form as opposed to an "occurrence" form, the retroactive date for coverage shall be no later than the commencement date of this Agreement and shall provide that in the event of cancellation or non-renewal, the discovery period for insurance claims ("Tail Coverage") shall be available for at least sixty (60) months. The insurance requirements of the Agreement are an integral element of the Agreement. Any defect in the insurance required in this Agreement may result in termination of this Agreement, at the sole option of the Town.

18. The Contractor shall not assign, subcontract, or transfer any portion of the work set forth herein without the prior written approval of the Town.
19. The Contractor acknowledges that it is an independent Contractor and shall at all times indemnify and save harmless the Town and its officials, officers, agents and employees on account of and from any and all liabilities, claims, damages, suits, actions, obligations, causes of action, losses, judgments, workers' compensation payments, litigation expenses, legal counsel fees, as well as other damages and costs of every name and description for injuries to any persons (including death) or damage to any property related to or arising out of or alleged to be related or arising out of activities of the Contractor its servants and agencies acting for the Contractor. The existence of insurance shall in no way limit the scope of this indemnification. The Contractor further undertakes to reimburse the Town for damage to property of the Town caused by the contractor, or his employees, agents, subcontractors or material men or by faulty, defective or unsuitable material or equipment used by him or them.

Town of Hamden (*Signature*)

Subcontractor (*Signature*)

(*Printed name and title*)

(*Printed name and title*)



TOWN OF HAMDEN OFFICE OF THE MAYOR

Curt Balzano Leng
Mayor

**Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101**

September 14, 2020

Legislative Council
Hamden Government Center
Hamden, CT 06518

Re: BID WAIVER ASSOCIATED WITH TOWN EXCESS LIABILITY POLICY EXTENSION (SMOKO INSURANCE AGENCY — \$82,307)

Honorable Members:

Enclosed please find a bid waiver extending our Excess Liability Policy Coverage with Smoko Insurance Agency a subsidiary of AIG, for an additional one (1) year extension to June 30, 2021. This policy provides an additional five (5) million dollars in addition to the Town's current twenty five (25) million dollar policy provided by CIRMA (Connecticut Interlocal Risk Management Agency).

For more information pertaining to this bid waiver, please see attached correspondence from Risk Manager Pat Perrotti.

By copy of this letter, Risk Manager Pat Perrotti and Finance Director Curtis Eatman are asked to attend your meeting to respond to any questions you may have.

Your approval of this bid waiver is respectfully requested.

Sincerely,

Curt Balzano Leng, Mayor

CBL/rr

Enclosures

cc: Town Attorney Sue Gruen, Risk Manager Pat Perrotti, Purchasing Agent Phil Goodwin, Finance Director Curtis Eatman, Deputy Finance Director Rick Galarza, COS David Garretson, DCOS Patrick Donnelly, DOLA Walter Morton, Mayor's Office

MEMO

To: Philip Goodwin, Purchasing Agent

CC: Curtis Eatman, Finance Director
Rick Galarza, Deputy Finance Director

From: Pat Perrotti, Risk Manager



Date: August 21, 2020

RE: Bid Waiver – Excess Liability Policy Extension

The Town of Hamden currently has an excess liability policy with AIG, obtained through Smoko Insurance Company. The policy affords the town an additional 5 million dollars coverage in excess of the town's policy with CIRMA (Connecticut Interlocal Risk Management Agency), bringing Hamden's total excess coverage limit to 30 million dollars across both policies.

Hamden's current policy with Smoko Insurance Company was previously obtained by bid waiver to cover a period of 3 months, beginning July 1, 2020 and expiring at the start of October; this action was taken to avoid a lapse in coverage. The intention has been to go out to bid during those three months for a policy that will carry Hamden through the end of the current policy year ending June 30, 2021.

Since renewing the policy, I've discovered that the market for this type of excess coverage has diminished considerably; it's nearly non-existent. Speaking with CIRMA I've found that Hamden's coverage limits within the town's base excess policy are the highest that CIRMA is willing to offer, and only four other member municipalities currently have a comparable, equal level of coverage. Of those members, CIRMA is aware of only one other municipality that has a policy in excess of the initial 25 million dollars. In speaking with several neighboring municipalities, lack of a second, separate excess policy is not by choice; vendors are not willing or interested in writing this kind of policy in the current climate. The market simply isn't there.

Additionally, in the time since Hamden has renewed its current excess policy, Governor Ned Lamont has signed House Bill 6004 *An Act Concerning Police Accountability* into law. This new law, which places limits on police immunity, has assuredly increased the exposure of Connecticut municipalities across the state. If there was previously incentive against writing this type of policy, I can only imagine that this new legislation will make offering this coverage all the less attractive to vendors. Historically, the town's liability claims have triggered the excess policy, and the risk of such a catastrophic claim occurring again is too great to not have this extra layer of protection.

It is fully in Hamden's interest to retain and extend the current policy that the town has with AIG through Smoko Insurance. Going out to bid may not only jeopardize losing the town's current policy, but it will also allow for a scenario where the town loses this coverage entirely. Hamden's current policy with AIG puts the town in a unique and desirable position that would be dangerous and costly to lose.

I am requesting a bid waiver be granted to *Smoko Insurance Company (AIG)* to extend the policy to a total amount of \$82,307.00. This is *not* in addition to the previous amount already allocated for Hamden's policy with AIG, but rather the total cost of the full policy.

Thank you.



TOWN OF HAMDEN OFFICE OF THE MAYOR

Curt Balzano Leng
Mayor

**Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101**

August 19, 2020

Legislative Council
Hamden Government Center
Hamden, CT 06518

Re: BID WAIVER _ 5 YEAR CONTRACT FOR INTERNET SERVICE PROVIDER (ISP) SERVICES
(CROWN CASTLE - \$60,000)

Honorable Members:

Enclosed please find a bid waiver associated with extending the Town of Hamden's current ISP services with Crown Castle in the amount of \$60,000. We currently pay Crown Castle \$2,600 monthly for 500mbps upload/download bandwidth. The Information Technology (IT) department has negotiated a price of \$1,000 a month for the next 60 months with 1gbps upload/download speed, saving the Town of Hamden \$1,600 a month for internet service and doubling the speed received.

Attached for your review is correspondence from IT Manager Adam Roszkowski and an order form from Crown Castle with more information pertaining to this bid waiver.

By copy of this letter, Finance Director Curtis Eatman is asked to attend your meeting to respond to any questions you may have.

Your approval of this bid waiver is respectfully requested.

Sincerely,

Curt Balzano Leng, Mayor

CBL/rr

Enclosures

cc: Town Attorney Sue Gruen, Purchasing Agent Phil Goodwin, IT manager Adam Roszkowski, Finance Director Curtis Eatman, Deputy Finance Director Rick Galarza, COS David Garretson, DCOS Patrick Donnelly, DOLA Walter Morton, Mayor's file

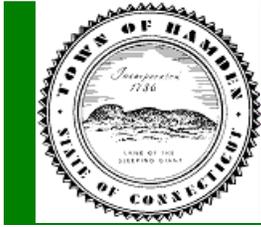


TOWN OF HAMDEN
Information Technology Department
2750 Dixwell Avenue
Hamden, Connecticut 06518

Adam Roszkowski
Information Technology
Manager

Bid Waiver Justification Proposal:
06/26/2020

It is the recommendation of this Memo that a bid-waiver be granted to Crown Castle our current ISP. We are currently paying 2600 dollars a month and getting 500mbps up/down. And the IT dept. has renegotiated the contract to \$1000 a month for the next five years. The town will be saving 1600 a month plus getting 1gbps speed increase.



TOWN OF HAMDEN OFFICE OF THE MAYOR

Curt Balzano Leng
Mayor

**Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101**

September 14, 2020

Legislative Council
Hamden Government Center
Hamden, CT 06518

Re: BID WAIVER FOR THE LEASE/RENTAL OF THREE (3) VEHICLES (HAMDEN POLICE DEPARTMENT
– ACME AUTO LEASING LLC) \$22,860.00

Honorable Members:

Enclosed please find a Bid Wavier for the extension of Bid # 2504 with Acme Auto Leasing LLC, in the amount of \$22,860.00. The original bid was awarded in June 2008 for the leasing of three (3) vehicles to the Hamden Police Department. These vehicles are utilized by the Police Department's Street Interdiction Team (SIT) in their duties, which includes undercover operations.

Acme Auto Leasing LLC, has been providing law enforcement agencies with rental/lease vehicles for over 25 years and has demonstrated a high level of understanding and sensitivity of/to the confidential nature of usage the Hamden Police Department requires. Due to the nature and usage of these vehicles, they are frequently exchanged and replaced.

Upon the extension of this Bid, Acme Auto Leasing LLC, has agreed to the same rate as Fiscal Year 2019-2020 of \$635.00 per month for each vehicle for Fiscal Year 2020-2021.

For additional information, please see attached correspondence from Acting Chief of Police John Sullivan.

By copy of this letter, Acting Police Chief John Sullivan is asked to attend your meeting to respond to any questions you may have.

Your approval of this Bid Waiver is respectfully requested.

Sincerely,

Curt Balzano Leng, Mayor

CBL/rr

Enclosures

cc: Town Attorney Sue Gruen, Acting Police Chief John Sullivan, Purchasing Agent Phil Goodwin, Finance Director Curtis Eatman, Deputy Finance Director Rick Galarza, COS David Garretson, DCOS Patrick Donnelly, DOLA Walter Morton, Mayor's Office



HAMDEN POLICE DEPARTMENT

2900 Dixwell Avenue, Hamden, CT 06518

Tel: (203) 230-4015 Fax: (203) 288-4876

John Sullivan

Acting Chief of Police

jsullivan@hamdenpd.com

August 31, 2020

Philip W. Goodwin, Purchasing Agent
Purchasing Department
Town of Hamden
2750 Dixwell Avenue
Hamden, CT 06518

2020 SEP - 3 P 12:42
MAYORS OFFICE
HAMDEN, CT

RE: Bid #2504 (Lease/Rental of Three (3) Vehicles for use by Hamden Police Department)

Dear Mr. Goodwin,

In June of 2008, *Acme Auto Leasing LLC*, located at 440 Washington Avenue, North Haven, CT was awarded the bid for the lease/rental of three (3) vehicles for use by Hamden Police Department. The bid has been extended since that time each year in accordance with established purchasing rules and the Town Charter.

The Street Interdiction Team (SIT) primarily utilizes these vehicles in the performance of their duties, including undercover operations. The bid price for these vehicles was in the amount of \$635.00 per month/ times three (3) vehicles. This yearly figure represents a cost of approximately \$1,905.00 per month for said vehicles. These vehicles can, and frequently are, exchanged on a daily basis due to the nature of the work they engaged in and, and *Acme Auto Leasing, LLC* has provided my department with outstanding service and cooperation during the last twelve (12) years to meet our goals and objectives.

Acme Auto Leasing, LLC has provided area law enforcement agencies with rental/lease vehicles for undercover purposes for more than (25) twenty-five years and has clearly demonstrated a high level of understanding that the sensitive and confidential nature of our business relationship mandates. I am aware that a staff representative from *Acme Auto Leasing, LLC* has committed to extend our current bid price of \$22,860.00 for said vehicles for the time period of July 1, 2020 to June 30, 2021.

I am recommending that you forward a request to the Legislative Council to extend bid #2504 for an additional year. The outstanding service provided by *Acme Auto Leasing, LLC* during the last several years, combined with the remarkably low price for the rental vehicles and close proximity of the business to Hamden are my primary reasons for the request.

I am available at your pleasure if you would prefer to discuss this request in greater detail.

Thank you for your anticipated cooperation, and please feel free to contact me with any questions.

Sincerely,

John Sullivan
Acting Chief of Police

Cc: Chief of Staff David Garretson



HAMDEN CT

TOWN OF HAMDEN

INTER-DEPARTMENTAL TRANSMITTAL FORM

THIS IS A REQUEST FOR WAIVER OF:

QUOTATION Price is over \$2,500 and 3 competitive quotes are not attached

BID Price is over \$10,000 and the item or service is not going out for competitive bidding

Vendor Name Acme Auto Leasing

For Requisition Number _____ Cost \$22,860.00

Hamden Code of Ordinances 36.13

A. This is an emergency as per ordinance 36.16 to 36.18 inclusive, a letter of emergency is attached

B. For management or consulting services such as Engineering, Legal, Accounting, Architectural, Interior Design, and research and development services, and those services requiring special or unique skills

C. Service or repair or maintenance of equipment normally handled by the manufacturer of the equipment

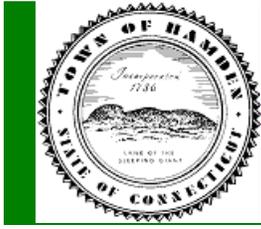
D. In those circumstances where uniformity or consistency with goods or equipment already owned by the Town is deemed to be of substantial importance

E. When purchasing goods or services which are not generally competitive as to price or because of lack of availability of the product or qualified contractor

Acty Cliff [Signature]
Signature of Department Head

8-31-20
Date

_____ Purchasing Agent	_____ Finance Director	_____ Mayor	_____ Legislative Council
_____ Date Approved	_____ Date Approved	_____ Date Approved	_____ Date Approved



TOWN OF HAMDEN OFFICE OF THE MAYOR

Curt Balzano Leng
Mayor

**Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101**

September 14, 2020

Legislative Council
Hamden Memorial Town Hall
Hamden, CT 06518

Re: Order to Approve Memorandum of Understanding between the Town of Hamden and UPSEU/COPS (Police Union) - Police Officer Enrique Rivera-Rodriquez

Honorable Members:

Attached please find an order for a Memorandum of Understanding (MOU) as referenced above. The MOU would allow for the payment of the difference between Officer Rivera-Rodriquez's military salary and his Town police salary from August 27th, 2020 through September 16th, 2020, which amounts to \$3,932.61. Officer Rivera-Rodriquez has been assigned to attend annual CT Army National Guard for military training during the aforementioned dates.

Based on the hardship situation as outlined in Officer Rivera-Rodriquez's request, the Town believes this MOU to be fair, fiscally reasonable and the proper action to take while he is away on authorized military leave in service to our Nation. This MOU has been reviewed and approved by Personnel Director Ken Kelley.

The MOU is specific to Officer Rivera-Rodriquez. Attached for your review is correspondence from Town Attorney Sue Gruen with more information pertaining to this order.

By copy of this letter, Personnel Director Ken Kelley and Acting Police Chief John Sullivan are hereby requested to attend your meeting to answer any questions you might have.

Your approval of this order is respectfully requested.

Sincerely,

Curt Balzano Leng, Mayor

CBL/rr

Enclosures

cc: Finance Director Curtis Eatman, Deputy Finance Director Rick Galarza, Town Attorney Sue Gruen, Acting Police Chief John Sullivan, Police Union President Ronald Glifort, Personnel Director Ken Kelley, COS David Garretson, DCOS Patrick Donnelly, DOLA Walter Morton, Mayor's Office File

Town Attorney's Office

MEMO

To: Mayor Curt Leng

From: Sue Gruen, Town Attorney **REVISED**

Cc: Dave Garretson, COS
Patrick Donnelly, DCOS
Acting Police Chief John Sullivan
Finance Director Curtis Eatman
Personnel Director Ken Kelley

Date: September 15, 2020

Re: Order to Approve a Memorandum of Understanding Between the Town of Hamden and UPSEU/COPS (Police Union) - Officer Enrique Rivera-Rodriguez

Attached is an Order to approve a Memorandum of Understanding between the Town of Hamden and UPSEU/COPS (Police Union) for Officer Enrique Rivera-Rodriguez.

Police Officer Enrique Rivera-Rodriguez has been called to training duty from August 27, 2020 to September 16, 2020 with the Connecticut Air National Guard and his military pay is substantially less than his base pay as a Police Officer Grade A-III. The Police Chief requests that the Legislative Council consider this a special hardship situation and modify the provisions of Section 30.1 of the collective bargaining agreement providing for military leave without pay and pay to Officer Rivera-Rodriguez the difference between his base pay at the time he went on military leave and his military pay while attending military training for thirty days. Officer Rivera-Rodriguez must provide the Finance Director of the Town of Hamden or his/her designee with documentation of his military pay and any changes therein.

The Order and the Memorandum of Understanding is specific to Officer Enrique Rivera-Rodriguez and shall not be used as evidence or information to establish a precedent, past practice or right of any kind in the Union or any member except as set forth in the Memorandum of Understanding.

Please forward this to the Legislative Council for approval.

**TOWN OF HAMDEN
LEGISLATIVE COUNCIL**

**ORDER TO APPROVE A MEMORANDUM OF UNDERSTANDING
BETWEEN THE TOWN OF HAMDEN AND UPSEU/COPS (POLICE UNION)
OFFICER ENRIQUE RIVERA-RODRIGUEZ**

PRESENTED BY: _____

WHEREAS, Police Officer Enrique Rivera-Rodriguez has been called to training duty from August 27, 2020 until September 16, 2020 with the Connecticut Air National Guard and his military pay is substantially less than his base pay as a Police Officer Grade A-III; and

WHEREAS, the Police Chief requests that the Legislative Council consider this a special hardship situation and modify the provisions of Section 30.1 of the collective bargaining agreement providing for military leave without pay and pay to Officer Rivera-Rodriguez the difference between his base pay at the time he went on military leave and his military pay while attending military training for thirty days as set forth in the attached Memorandum of Understanding between the Town of Hamden and UPSEU/COPS (Police Union); and

WHEREAS, in order to qualify for this benefit, Officer Rivera-Rodriguez must provide the Finance Director of the Town of Hamden or his/her designee with documentation of his military pay and any changes therein.

NOW, THEREFORE IT IS ORDERED, that the Town of Hamden is hereby authorized to modify the provisions of Section 30.1 of the collective bargaining agreement providing for military leave without pay, and to pay to Officer Garcia the difference between his base pay at the time he went on military leave and his military pay while attending military training for thirty days in accordance with the terms and conditions set in the attached Memorandum of Understanding between the Town of Hamden and UPSEU/COPS (Police Union) a copy of which is attached hereto and made a part of this Order.

BE IT FURTHER ORDERED that this Order and the agreement is specific to Officer Enrique Rivera- Rodriguez and shall not be used as evidence or information to establish a precedent, past practice or right of any kind in the Union or any member except as set forth in the Memorandum of Understanding.

Adopted by the Legislative Council at its meeting held on _____

APPROVED AS TO FORM:

Sue Gruen
Town Attorney

Michael McGarry, President
Legislative Council

Curt Balzano Leng
Mayor

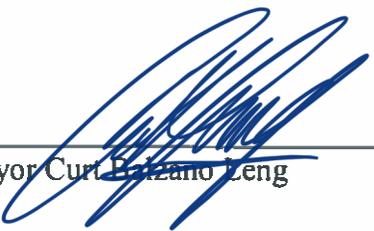
Kim Renta, Clerk
Legislative Council

DATE: _____

MEMORANDUM OF UNDERSTANDING
Between the Town of Hamden
And
UPSEU/COPS, Local 062

The Town of Hamden ("Town") and UPSEU/COPS, Local 062 ("Union") hereby agree as follows:

1. Police Officer Enrique Rivera-Rodriguez has been called to training duty with Connecticut Army National Guard. His military pay will be substantially less than his base pay as Patrolman Grade A-III. The Chief of Police has asked the Town to consider this a special hardship situation and, on a one-time basis only, to modify the provisions of Section 30.1 of the collective bargaining agreement providing for military leave without pay.
2. Consequently, the Town and the Union agree, contingent upon approval of this agreement by the Hamden Legislative Council, that the Town will pay to Officer Rivera-Rodriguez the difference between his base pay at the time he went on military leave and his military pay while attending military training for twenty one (21) days from August 27, 2020 through September 16, 2020. The Town shall cease to make such payments when Officer Rivera-Rodriguez ceases to be on military training leave or one year from the commencement of Officer Rivera-Rodriguez military leave, whichever is sooner.
3. In order to qualify for this benefit, Officer Rivera-Rodriguez must provide the Finance Director of the Town of Hamden with documentation of his military pay and any changes therein. The Town will make its payments to Officer Rivera-Rodriguez under this agreement on a reasonable schedule of the Town's choosing, which may, but need not, coincide with the Town's regular pay days.
4. The Town and the Union acknowledge and agree that this agreement is specific to Officer Enrique Rivera-Rodriguez only. Neither this agreement nor any evidence or information concerning it shall be deemed to establish a precedent, past practice or right of any kind in the Union or any member of the Union other than the specific obligation that the Town has undertaken to Officer Rivera-Rodriguez. Neither this agreement nor any evidence or information concerning it may be introduced into evidence by the Union or any bargaining unit member in any arbitration, municipal prohibited practice (MPP) or other case of any sort involving the Town, the Union, Officer Rivera-Rodriguez or any other member of the bargaining unit, except one brought to enforce this agreement on behalf of Officer Rivera-Rodriguez. Except as expressly agreed herein, Section 30.1 and all other provisions of the collective bargaining agreement remain in full force and effect according to their terms.



Mayor Curt Balzano Leng



Ronald Glifort, President Local 062
UPSEU/COPS, Local 062

Date

9-15-20

Date



TOWN OF HAMDEN OFFICE OF THE MAYOR

Curt Balzano Leng
Mayor

**Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101**

September 17, 2020

Legislative Council
Hamden Government Center
Hamden, CT 06518

Re: Order Authorizing Interdepartmental Transfer 2020-2021 Fiscal Year Budget (LC Emergency & Contingency to Public Works Town Overtime for Clean-up & Contractual Clean-up) \$100,000

From:	10101-0965	LC Emergency & Contingency	\$100,000
To:	HN020-0130	PWs Town Overtime for Clean-up	\$30,000
	HN020-5250	PWs Contractual Clean-up	\$70,000

Honorable Members:

Enclosed please find an order for an intradepartmental transfer from the Legislative Council's Emergency and Contingency account in the amount of \$100,000. The budget will be used to address the Town of Hamden's clean-up efforts after Hurricane Isiah and the recent August 27th Tornado.

Please attached correspondence from Finance Director Curtis Eatman for more information pertaining to this transfer request.

By copy of this letter, Finance Director Curtis Eatman is asked to attend your meeting to respond to any questions you may have.

Your approval of this transfer order is respectfully requested.

Sincerely,

Curt Balzano Leng, Mayor

CBL/rr

Enclosures

cc: Public Works and Parks Director Craig Cesare, Town Attorney Sue Gruen, Finance Director Curtis Eatman, Deputy Finance Director Rick Galarza, COS David Garretson, DCOS Patrick Donnelly, DOLA Walter Morton, Mayor's file

**TOWN OF HAMDEN
LEGISLATIVE COUNCIL**

**ORDER AUTHORIZING INTERDEPARTMENTAL TRANSFER
2020-2021 FISCAL YEAR BUDGET**

Presented by: _____

WHEREAS, pursuant to Section 10-7.D (2) (b) of the Charter, the Council may by Order, upon approval of the Mayor, transfer any unencumbered appropriations balance or portions thereof from one Department, Board of Commission to another.

WHEREAS, subject to the provisions outlined above, and pursuant to Sections 10-7. (D)(2)(b), the Mayor hereby requests transfers as set forth below.

NOW THEREFORE, BE IT ORDERED that pursuant to Section 10-7.D (2) (b) of the Charter, the Legislative Council hereby approves and authorizes the transfers as set forth above.

Adopted by the Legislative Council at its meeting held on _____ 2020.

APPROVED AS TO FORM:

Susan Gruen
Town Attorney

Michael McGarry, President
Legislative Council

APPROVED:

Kim Renta, Clerk
Legislative Council

Curt Balzano Leng
Mayor

Date: _____

From:	10101-0965	LC Emergency & Contingency	\$100,000
To:	HN020-0130	PWs Town Overtime for Clean-up	\$30,000
	HN020-5250	PWs Contractual Clean-up	\$70,000



TOWN OF HAMDEN
FINANCE DEPARTMENT

Hamden Government Center
2750 Dixwell Ave
Hamden, CT 06518
Tel: (203) 287-7010
Fax: (203) 287-7005

Curtis M. Eatman
Finance Director
ceatman@hamden.com

Legislative Council
Hamden Memorial Town Hall
Hamden, CT, 06518

Re: Emergency Funds to Cover August 27, 2020 Tornado Clean-up

Honorable Members:

Attached please find a budget transfer from the Legislative Emergency and Contingency Fund to town accounts associated with the tornado clean-up in the amount of \$100,000.

The budget transfer addresses the clean-up by funding the following accounts:

- Town Overtime for Clean-up \$30,000.00; and
- Contractual Clean-up \$70,000.00.

I have informed the Public Works Department and Mayor's office.

Sincerely,

Curtis M. Eatman, Finance Director

Town of Hamden
General Fund - Budget Correction
Fiscal Year 2020-2021

HAMDEN FINANCE DEPT

Date: 9/1/2020

2020 SEP -3 P 2:47

Requesting Department: Mayor's Office

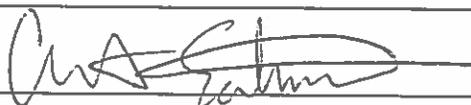
It is respectfully requested that approval be granted for the following transfer:

FROM:				
Account #	Account Name	Amount	Reason	
1	10101-0965	Emergency and Contingency Fund	\$100,000	Funds to cover - August 27, 2020 Tornado
2				
3				

TO:				
Account #	Account Name	Amount	Reason	
2	HN020-0130	Town Overtime for Clean-up	\$30,000	Funds to cover expenses related to the August 27, 2020 Tornado
3	HN020-5250	Contractual Clean-up	\$70,000	Funds to cover expenses related to the August 27, 2020 Tornado

Approved By:

Department Head: _____ Date: 9/3/2020

Finance Director:  _____ Date: 9/3/2020

**DECLARATION OF A PUBLIC EMERGENCY
TOWN OF HAMDEN**

WHEREAS, on August 28, 2020 at 12:10 p.m. the Governor of the State of Connecticut, the Honorable Ned Lamont, declared a civil preparedness emergency for the State of Connecticut, pursuant to Connecticut General Statutes Section 28-9, due to the severe weather conditions specifically the effects of severe thunderstorms and extremely high winds in New Haven County and in other areas of the state, which effects included sever damage to or destruction of buildings and other property; and

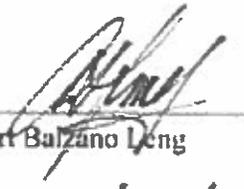
WHEREAS, Section 5-5 A. of the Charter of the Town of Hamden states: A public emergency pertaining to the Town may be declared by the Mayor; and,

WHEREAS, Section 34.07(B) of the Code of Ordinances states: the Mayor may declare a state of civil preparedness emergency exists.

NOW, THEREFORE I HEREBY DECLARE that pursuant to Connecticut General Statutes Section 5-5 A. of the Charter and Section 34.07 (B), a public emergency and state of civil preparedness emergency exist for the Town of Hamden due to the effects of a severe weather event that occurred on August 27, 2020.

I FURTHER DECLARE, that the public emergency and state of civil preparedness emergency shall exist until declared to be terminated.

I FURTHER DECLARE that Mayor, Curt Balzano Leng shall assume the powers, functions and duties prescribed by law, including but not limited to Connecticut General Statutes Sections 28-8a(a), Section 5-5 of the Hamden Charter and Section 34.07 of the Code of Ordinances.



Curt Balzano Leng

8/28/2020

Dated

§ 34.07 Mayor's duties.

The mayor shall have the following duties, responsibilities and powers:

(A) He may remove or suspend the director of civil preparedness or any officer, member, employee or agent of the office of civil preparedness, or of any emergency or volunteer service organized by the office, subject to any applicable civil service laws or regulations.

(B) In the event of a major disaster caused by, among other things, enemy attack, sabotage or other hostile action, storm, riot, fire, flood or other causes or in the event of the imminence thereof, the mayor may declare that a state of civil preparedness emergency exists, in which he may personally, or through his duly authorized representative or representatives, take direct operational control of any or all parts of the civil preparedness forces and functions in the town.

(C) Upon the declaration, the provisions of this paragraph (C) shall immediately become effective and shall continue in effect until the end of the civil preparedness emergency has been declared:

(1) The mayor may order into action all or any part of the civil preparedness forces of the town.

(2) The mayor may designate the vehicles and persons as shall be permitted to move and the routes which they shall follow, or routes which shall be closed to movement.

(3) The mayor shall take appropriate measures for the protection of the health and safety of any and all persons including inmates of any institutions within the town and children in the schools.

(4) The mayor may order the evacuation of all or part of the population of stricken or threatened areas and may take these steps as are necessary for the receipt and care of the evacuees and as are necessary to protect life and property in or related to any stricken or threatened areas.

(5) The mayor may take other steps as are reasonably necessary in the light of the emergency to protect the health, safety and welfare of the people of the town, and to minimize the effects of actual or imminent disasters, due to hostile action or natural causes.

(D) Upon declaration of a civil preparedness emergency, the mayor is authorized to expend such monies as may be necessary to carry out the provisions of this chapter. The mayor shall submit to the legislative council, as soon as practical, a detailed report of amounts so expended.

(Ord. 119, passed 6-3-74)

CHAPTER V: THE MAYOR

SECTION 5-1: ELECTION AND QUALIFICATIONS.

At each general Town election, a Mayor shall be chosen by the Electors of the Town. Such Mayor shall be the chief executive officer of the Town and shall receive such compensation as shall be set by the Council. The Mayor shall devote full time to the duties of the office.

SECTION 5-2: DUTIES.

The Mayor shall:

- A. be responsible for the administration of all Departments and Officials, in charge of persons or Boards and Commissions appointed by the Mayor, and shall oversee and direct the same;
- B. be an ex-officio, nonvoting member of all Town Boards and Commissions appointed by the Mayor, except the Board of Ethics or where such membership is inconsistent with the General Statutes or this Charter;
- C. see that the provisions of all Laws, this Charter, the Ordinances and Statutory Resolutions governing the Town are faithfully executed; shall cause to be prepared and printed, within ninety (90) Days after the close of the fiscal year, an annual Town report; shall recommend to the Council such measures as may be deemed necessary or expedient; shall keep the Council fully advised as to the financial condition of the Town; shall prepare and submit to the Council an annual budget and shall exercise such other powers and duties as may be required by Ordinance, Statutory Resolution, Order or Motion of the Legislative Council consistent with the General Statutes and this Charter; and,
- D. submit to the Council:
 - (1) a quarterly report on all contracts executed within the budget limits or other authority established by the Legislative Council.
 - (2) a request for approval by a Majority Vote of the Legislative Council, of any contracts:
 - (a) in excess of One Hundred Thousand (\$100,000.00) Dollars which are exempted from the competitive procurement and solicitation requirements of this Charter and any Ordinances or regulations adopted hereunder. The Legislative Council is authorized to modify the threshold based upon the consumer price index or other like measure indexed for inflation or deflation. This provision shall not apply to emergency transactions, which are addressed in § 5-5.C(3) of this Charter.
 - (b) which contain a term which will either fall in multiple fiscal years; or, shall continue for a period longer than twelve (12) months.

SECTION 5-3: APPOINTMENTS, TERMS OF OFFICE AND GENERAL POWERS.

- A. The Mayor shall, except as otherwise provided in this Charter, appoint and may remove all Department Heads and other Mayoral appointees of the Town as set forth in this Charter. This provision shall not apply to Elected Officials who are Department Heads.
- B. Unless otherwise provided in this Charter, the terms of all such Department Heads or Mayoral appointees, established by Ordinance or by budget, shall terminate at the same time as the term of the Mayor (unless otherwise subject to the terms of an Employment Contract as set forth in § 8-2.C of this Charter); except such appointees may continue to serve until their successors are appointed and qualified.

C.. The Mayor may, subject to the approval of the Council, perform the duties of any office under the Mayor's jurisdiction, except those of the Director of Finance in the performance of the duties and powers prescribed by Law to Town Treasurers, as provided in § 8-4.A of this Charter.

D. As set forth in § 8-1.B and C of this Charter, the Mayor shall have the power, subject to the approval of the Council, to provide for the creation of any Department, delegating to said Department any of the powers reserved to the Mayor under this chapter and to appoint a Department Head for such Department thereby created. The Mayor shall have the power to create for a new position, subject to the approval of the Legislative Council.

SECTION 5-4: APPOINTMENTS TO BOARDS OR COMMISSIONS.

A. When a Vacancy occurs on any appointed Town Board or Commission, the Mayor shall provide Public Notice that such position is Vacant, at least two (2) weeks prior to filling of the position. In addition to the requirement set forth in § 7-1.K of this Charter, the Mayor shall publish or post, as the case may be, such notice (1) on the Town web-site; (2) in a conspicuous location available to the public in the office of the Town Clerk and in such location in Town Hall as designated by the Mayor; and, (3) if practicable, in a newspaper of local availability to the residents of the Town.

B. The Mayor shall invite the Electors of the Town who are interested in serving to apply by submitting resumes of their qualifications for membership on such Board or Commission to the Town Clerk.

C. The Town Clerk shall maintain and submit to the Mayor a list of all candidates for the position.

D. The Mayor shall nominate an individual from this list and submit the nomination to the Legislative Council, which shall approve or disapprove the Mayor's selection.

SECTION 5-5: EMERGENCY POWERS.

A. **Declaration of a Public Emergency.** A public emergency pertaining to the Town may be declared by the (1) President of the United States; (2) Governor of the State of Connecticut; (3) Mayor; or, (4) upon the affirmative vote of two-thirds (2/3rds) of the Legislative Council present and voting; although there shall be, at least, nine (9) members voting in the affirmative. If practicable, the declaration of Public Emergency by the Mayor or the Council shall set the duration in the event it is expected to last for more than forty-five (45) Days.

(1) **Public Emergency.** A public emergency is any condition that exists or threatens to arise involving or threatening to damage or injure the lives, health or property of the inhabitants of the Town or curtail Town services necessary to meet the requirements of the emergency.

(2) **Termination of Public Emergency.** The termination of the emergency shall be determined and declared by the Mayor or by the affirmative vote of two-thirds (2/3rds) of the Legislative Council present and voting; however, unless asserted in the declaration or otherwise extended, the Public Emergency shall terminate at 11:59:59 P.M. of the forty-fifth (45th) Day following the declaration.

B. **Authority of the Mayor.** The Mayor shall exercise within the limits of the Town all the emergency powers given to the chief executive officer of a municipality under the General Statutes with regard to the allocation of personnel. Upon declaration of a public emergency, the Mayor may mobilize, organize and direct the forces of the Town and call upon and cooperate with the federal government or the State or its political subdivisions.

C. Appropriations and Expenditures for Emergencies.

(1) **Public Emergency Contingency.** The Legislative Council may, by Ordinance, establish a maximum amount of funding for public emergencies in a contingency fund within the Town Budget. The Mayor may obligate the Town in an amount not to exceed the maximum amount ("public

emergency contingency") to meet or mitigate any declared public emergency. The Mayor shall report any action taken hereunder at the next meeting of the Legislative Council.

(2) **Emergency Appropriations.** Notwithstanding the provisions of §§ 10-7.D and E of this Charter, in the event that funds in addition to the public emergency contingency are required to meet or mitigate a declared public emergency, the Mayor shall determine the necessary amount and seek Legislative Council approval, at an Emergency Meeting, to authorize transfers.

(a) Notwithstanding any contrary provisions of this Charter, the Legislative Council may, if necessary, appropriate funds in addition to the public emergency contingency.

(b) The affirmative vote of at least two-thirds (2/3rds) of the members of the Legislative Council is required to authorize any such emergency appropriation.

(c) The Order of the Legislative Council approving any emergency appropriation shall specify the nature of the emergency and source of revenue. Unless the Mayor certifies that the emergency threatens the immediate public health or safety, the Legislative Council shall hold a public hearing on any proposed special or emergency appropriation.

(3) **Emergency Expenditures.** The Mayor may obligate the Town in an amount of money not to exceed One Hundred Thousand (\$100,000.00) Dollars (or such other additional amount as may be approved by the Council) from the public emergency contingency or, if not available from the contingency, from other unexpended funds identified by the Director of Finance, to cope with such public emergency until the Legislative Council convenes. The authority set forth in this provision shall not apply in the event the Legislative Council has not been provided with notice under § 5-5.D of this Charter.

D. Emergency Meetings of the Legislative Council. In the event a Public Emergency is declared, the Mayor or President of the Legislative Council may call an emergency meeting of the Council upon three (3) hours notice and may summon Council members to attend such meeting in such manner as the Council may prescribe by Ordinance. Notwithstanding any provision of law or this Charter to the contrary, at such meeting, the Council may transact any item or items of business relevant to such emergency.

E. Public Emergency Ordinances and Measures. Upon the declaration of a Public Emergency, the Legislative Council may enact Public Emergency Ordinances and other measures in order to meet such emergency. Rules and procedures for the adoption of Public Emergency Ordinances and measures shall be governed by the provisions of a Public Emergency Procedural Ordinance which shall establish the terms of Final Action.

(1) **Public Hearing and Notice Requirements.** No public hearing or Meeting Notice shall be required for any Ordinance stated to be a Public Emergency Ordinance or measure, unless otherwise required by the General Statutes.

(2) **Procedural time-frame.** The time-frame set forth in §§ 4-7 through 4-8 of this Charter shall not apply to the adoption of a Public Emergency Ordinance or measure; however, the procedural measures set forth in that provision shall be addressed in the Public Emergency Procedural Ordinance, if practicable.

(3) **Requirements.** An emergency Ordinance shall contain a specific statement of the emergency and shall require a Majority Vote of the Legislative Council.

(4) **Effective Date.** An emergency Ordinance shall become effective immediately upon final action as set forth in the Emergency Procedures Ordinance. However, Public Notice of such Public Emergency Ordinance shall take place promptly following final action.

(5) **Automatic Repeal of Public Emergency Ordinance or Measure.** Every such Public Emergency Ordinance or measure, including any amendments thereto, shall automatically stand

repealed, at the termination of the forty-fifth (45th) Day following Final Action of said Ordinance.



TOWN OF HAMDEN OFFICE OF THE MAYOR

Curt Balzano Leng
Mayor

**Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101**

September 17, 2020

Legislative Council
Hamden Government Center
Hamden, CT 06518

Re: Order Authorizing Interdepartmental Transfer 2020-2021 Fiscal Year Budget (HPD Salaries – Accrued Benefits/Retirements and LC Emergency & Contingency) \$372,191

From:	12401-0110	Police Department Regular Salaries	\$372,191
To:	10142-0231	Finance Accrued Benefits/Retirements	\$300,000
	10101-0965	L. C. Emergency & Contingency	\$72,191

Honorable Members:

Enclosed please find an order for an intradepartmental transfer from the Hamden Police Department (HPD) in the amount of \$372,191. The budget for the HPD's salary account was incorrectly budgeted with an additional \$372,191. This budget transfer will correct this error and the funds will be transferred to the Finance Accrued Benefits / Retirement account and the Legislative Council's Emergency and Contingency account.

Please attached correspondence from Finance Director Curtis Eatman for more information pertaining to this transfer request.

By copy of this letter, Finance Director Curtis Eatman is asked to attend your meeting to respond to any questions you may have.

Your approval of this transfer order is respectfully requested.

Sincerely,

Curt Balzano Leng, Mayor

CBL/rr

Enclosures

cc: Acting Chief of Police John Sullivan, Town Attorney Sue Gruen, Finance Director Curtis Eatman, Deputy Finance Director Rick Galarza, COS David Garretson, DCOS Patrick Donnelly, DOLA Walter Morton, Mayor's file

**TOWN OF HAMDEN
LEGISLATIVE COUNCIL**

**ORDER AUTHORIZING INTERDEPARTMENTAL TRANSFER
2020-2021 FISCAL YEAR BUDGET**

Presented by: _____

WHEREAS, pursuant to Section 10-7.D (2) (b) of the Charter, the Council may by Order, upon approval of the Mayor, transfer any unencumbered appropriations balance or portions thereof from one Department, Board of Commission to another.

WHEREAS, subject to the provisions outlined above, and pursuant to Sections 10-7. (D)(2)(b), the Mayor hereby requests transfers as set forth below.

NOW THEREFORE, BE IT ORDERED that pursuant to Section 10-7.D (2) (b) of the Charter, the Legislative Council hereby approves and authorizes the transfers as set forth above.

Adopted by the Legislative Council at its meeting held on _____ 2020.

APPROVED AS TO FORM:

Susan Gruen
Town Attorney

Michael McGarry, President
Legislative Council

APPROVED:

Kim Renta, Clerk
Legislative Council

Curt Balzano Leng
Mayor

Date: _____

From:	12401-0110	Police Department Regular Salaries	\$372,191
To:	10142-0231	Finance Accrued Benefits/Retirements	\$300,000
	10101-0965	L. C. Emergency & Contingency	\$72,191



TOWN OF HAMDEN

FINANCE DEPARTMENT

Hamden Government Center
2750 Dixwell Ave
Hamden, CT 06518
Tel: (203) 287-7010
Fax: (203) 287-7005

Curtis M. Eatman
Finance Director
ceatman@hamden.com

Legislative Council
Hamden Memorial Town Hall
Hamden, CT, 06518

Re: FY 2020-2021 Budget Correction

Honorable Members:

Attached please find a budget transfer to address a budget calculation error made during the FY 2020-2021 budget process. The error was discovered after the FY 2021 budget was adopted.

The budget funded Police Salary line by an additional \$372,191. The budget transfer attached corrects this error by moving the funds from the Police department in the amount of \$372,191 to the following accounts:

- Accrued Benefits/ Retirements \$300,000.00; and
- Legislative Council Emergency and Contingency Account of \$72,191.00.

I have informed the Acting Police Chief, Personnel Director and Mayor's office regarding this budget error.

Sincerely,

Curtis M. Eatman, Finance Director

Town of Hamden
 General Fund and Special Fund Transfer Request
 Fiscal Year 2020-2021

Date: 9/7/2020

Requesting Departments: Finance Department

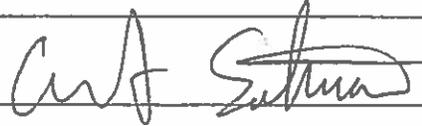
It is respectfully requested that approval be granted for the following transfer:

FROM:			
Account #	Account Name	Amount	Reason
1 12401-0110	Regular Salaries	\$ 300,000.00	Budget correction
2			
3			

TO:			
Account #	Account Name	Amount	Reason
1 10142-0231	Accrued Benefits / Retirements	\$ 300,000.00	Current Balance is \$27,129.33, \$230,000 pending submissions, \$97,129.33 Balance for the remaining of the fiscal year.
2			
3			

Approved By:

Department Head: _____ Date: _____

Finance Director:  Date: 9/16/2020

Mayor: _____ Date: _____

**Town of Hamden
General Fund and Special Fund Transfer Request
Fiscal Year 2020-2021**

Date: 9/7/2020

Requesting Departments: Finance Department

It is respectfully requested that approval be granted for the following transfer:

FROM:			
Account #	Account Name	Amount	Reason
1 12401-0110	Regular Salaries	\$ 72,191.00	Budget correction
2			
3			

TO:			
Account #	Account Name	Amount	Reason
1 10101-0965	L.C. Emergency and Contingency	\$ 72,191.00	Credit Legislative Council - Emergency and Contingency account.
2			
3			

Approved By:

Department Head: _____ Date: _____

Finance Director:  Date: 9/17/2020

Mayor: _____ Date: _____

Finance Tracking # _____



TOWN OF HAMDEN OFFICE OF THE MAYOR

Curt Balzano Leng
Mayor

**Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101**

September 14, 2020

Legislative Council
Hamden Memorial Town Hall
Hamden, CT 06518

Re: ORDER AUTHORIZING THE MAYOR TO FILE THE 5 YEAR CONSOLIDATED PLAN AND APPLY, ACCEPT AND EXPEND A PROGRAM YEAR 46 COMMUNITY DEVELOPMENT BLOCK GRANT FOR THE FISCAL YEAR 2020-2021 IN ACCORDANCE WITH THE ANNUAL ACTION PLAN FOR YEAR 2020-2021 (478,628)

Honorable Members:

Enclosed please find an order authorizing the Mayor to apply for, accept, and expend a Program Year 46 Community Development Block Grant (CDBG) for the Fiscal Year 2020-2021 and approval of the Community Development Annual Action Plan required by the Department of Housing and Urban Development (HUD).

The Community Development, Adam Sendroff, with the support of the Community Development Citizen Advisory Committee drafted and coordinated the preparation of the five (5) year consolidated plan for 2020-2024, which contains valuable programs and a budget of \$478,628 for Hamden's fiscal year 2020-2021 CDBG Program Year 46. The plan includes funds for residential and commercial rehabilitation, infrastructure improvements, homebuyer down payment assistance, anti-blight efforts, support for a multitude of important public service agencies, ADA improvements, and more.

Attached for your review is correspondence from Community Development Manager Adam Sendroff and the five (5) year consolidated plan.

By copy of this letter, Community Development Manager Adam Sendroff is hereby requested to attend your meeting to answer any questions you might have.

Your approval of this order is respectfully requested.

Sincerely,

Curt Balzano Leng, Mayor

CBL/tr

Enclosures

cc: Community Development Manager Adam Sendroff, Finance Director Curtis Eatman, Deputy Finance Director Rick Galarza, Town Attorney Sue Gruen, COS David Garretson, DCOS Patrick Donnelly, DOLA Walter Morton, Mayor's Office File

Memo

To: Mayor Leng
From: Adam Sendroff, Community Development Manager
Date: September 10, 2020
Re: CDBG 5-Year Consolidated Plan (2020-2024) and Program Year 46 Annual Action Plan
Cc: Sue Gruen, David Garretson, Romealia Rampersaud

Every five years we need to complete a 5-Year Consolidated Plan and submit it to the U.S. Department of Housing and Urban Development (HUD) in order to receive the annual Community Development Block Grant (CDBG) for the duration of that time period. Attached is our 5-Year Consolidated Plan for 2020 to 2024, and a component of it is our Annual Action Plan for Program Year 46, which is for the first year of the plan.

The Community Development Citizens Advisory Committee unanimously approved the 5-Year Consolidated Plan for 2020-2024 and the Annual Action Plan for Program Year 46 at their meeting on September 9, 2020.

The 5-Year Consolidated Plan has been posted on our website, www.hamden.com/communitydevelopment for a 30 day public comment period as mandated by HUD, and a public hearing has been announced for the September 21st Legislative Council meeting.

The 5-Year Consolidated plan establishes goals and priorities for our CDBG funding, and the broad categories within which we can fund projects. Here are the goals for the 5-Year Consolidated Plan:

1. Increase the Supply of Decent, Safe, and Affordable Housing
2. Provide emergency shelter assistance, housing, and supportive services to the homeless, those at-risk of homelessness, and households transitioning from homelessness to permanent shelter.
3. Provide Housing and Support Services to Special Need Households
4. Provide Infrastructure and Facility Improvements
5. Provide Anti-Blight Improvements/Blight Removal

6. Promote Economic Development
7. Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
8. Administration

The CDBG allocation for Program Year 46 is \$478,628. The following projects and activities have been proposed in the Program Year 46 Annual Action Plan. The Community Development Citizens Advisory Commission determined the Public Service Agency allocations after reviewing all of the applications.

PROJECTS/ ACTIVITIES	PY 46 • 2020-2021
Salaries and General Program Administration	\$95,725.00
ADA Improvements	\$15,000.00
Blight Removal	\$7,000.00
Fair Rent	\$1,000.00
Infrastructure Improvements	\$69,109.00
Commercial Rehabilitation	\$10,000.00
Residential Rehabilitation Program	\$159,000.00
Down Payment Assistance	\$50,000.00
<i>Public Service Agencies</i>	
Arts for Learning CT	\$6,000.00
BH Care Domestic Violence Prevention	\$2,000.00
Breakthrough Church Food Pantry	\$4,000.00
Clifford W. Beers	\$3,000.00
Columbus House	\$8,000.00
Continuum of Care	\$2,500.00
Davenport Dunbar Home Pantry	\$3,000.00
FISH of Greater New Haven	\$2,500.00
Hamden Community Services	\$10,000.00
Hamden/North Haven YMCA	\$5,000.00
Hamden Rovers, Inc.	\$1,500.00
Literacy Volunteers of Greater New Haven	\$5,000.00
Mae's Closet	\$1,500.00
New Colony Development Corporation	\$5,000.00
New Haven Home Ownership	\$2,000.00
Partnership Center for Adult Day Care	\$9,000.00
P.L.A.C.E.	\$1,794.00
TOTAL	\$478,628.00

Finally, HUD also directs us to update the Analysis of Impediments to Fair Housing Choice, and send it to them with the 5-Year Consolidated Plan. The Analysis of Impediments to Fair Housing Choice is also attached, and it is required of all communities that receive HUD housing assistance funds.

Please forward to the Legislative Council for consideration at their September 21st meeting.

Thank you.

Memo

To: Mayor Curt Leng
From: Sue Gruen, Town Attorney 
Cc: Adam Sendroff, Community Development Coordinator
Dave Garretson, COS
Patrick Donnelly, DCOS
Date: September 11, 2020
Re: Order – 5 year Consolidated Plan and Program Year 46 Community Development Block Grant

Attached is an Order authorizing the filing of a 5 year Consolidated Plan and the application, acceptance and expenditure of a program year 46 Community Development Block Grant for fiscal year 2020-2021.

Please submit this to the Council for approval.

**LEGISLATIVE COUNCIL
TOWN OF HAMDEN**

ORDER AUTHORIZING THE MAYOR TO FILE THE 5 YEAR CONSOLIDATED PLAN AND APPLY, ACCEPT AND EXPEND A PROGRAM YEAR 46 COMMUNITY DEVELOPMENT BLOCK GRANT FOR THE FISCAL YEAR 2020-2021 IN ACCORDANCE WITH THE ANNUAL ACTION PLAN FOR YEAR 2020-2021

Presented by: _____

WHEREAS, the Town of Hamden has a Community Development Program; and

WHEREAS, the Housing and Community Development Act requires a planning process that includes the development of a Five-Year Consolidated Plan that outlines priority needs and activities to address those needs; and

WHEREAS, it is necessary to file an Annual Action Plan with the United States Department of Housing and Urban Development (HUD) for the Community Development Program Year 46 Funds (Program Year 2020-2021), beginning July 1, 2020; and

WHEREAS, the total Program Year 46 allocation will be \$478,628; and

WHEREAS, the Town must submit the Five-Year Consolidated Plan and Program Year 46 Plan to HUD on or before August 2, 2021; and

WHEREAS, Hamden Mayor Curt Balzano Leng concurs with the recommended program as set forth in the Consolidated Plan and Annual Action Plan, which is attached hereto and made a part of this Order; and

WHEREAS, the Community Development Advisory Commission approved the Year 46 Program budget at their meeting on September 9, 2020; and

WHEREAS, it is understood that the receipt of any grant under the Housing and Community Development Act of 1974, as amended, will impose certain obligations and responsibilities on the part of the Town of Hamden.

NOW THEREFORE BE IT RESOLVED, that the Legislative Council authorizes the Mayor to submit a Consolidated Plan 2020-2024 and Community Development Block Grant Program Year 41 Annual Action Plan for the amount of \$478,628 and to accept and expend such funds in accordance with the recommended program objectives and HUD regulations.

BE IT FURTHER RESOLVED that the Legislative Council authorizes the Office of Community Development to accept and expend the funds consistent with the Annual Action Plan.

BE IT FURTHER RESOLVED that the Legislative Council hereby approves the 2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan.

Adopted by the Legislative Council at its meeting held on _____.

APPROVED AS TO FORM:

SUSAN GRUEN
Town Attorney

Michael McGarry, President
Legislative Council

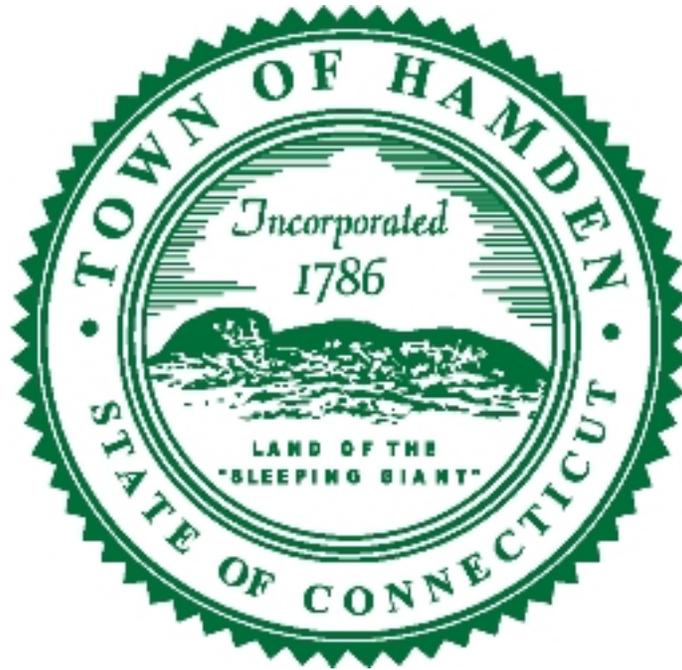
KIMBERLY RENTA, Clerk
Legislative Council

APPROVED:

Curt Balzano Leng,
MAYOR
Date: _____

Town of Hamden, Connecticut

Office of Community Development
C.D.B.G. 5 Year Consolidated Plan 2020-2024
DRAFT



Community Development Block Grant (CDBG)

U.S. Department of Housing and Urban Development

July 1, 2020 - June 30, 2024

Town of Hamden
Office of Community Development

www.hamden.com/communitydevelopment

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

This section will be completed following the public comment period.

3. Evaluation of past performance

This section will be completed following the public comment period.

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

To date, no comments have been received on the Draft Consolidated Plan. The Town will be soliciting comments on the Draft document during its 30-day public comment period during September 2020. All comments received will be considered prior to the submission of the final document to HUD.

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

To date, no comments have been received on the Draft Consolidated Plan.

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	Office of Community Development

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 one-time 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

1	Agency/Group/Organization	Office of Community Development
	Agency/Group/Organization Type	Other Government – Local

Demo

	What section of the Plan was addressed by consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Office of Community Development is the lead organization for the administration, implementation, and oversight of the CDBG programs.
2	Agency/Group/Organization	Connecticut Coalition to End Homelessness
	Agency/Group/Organization Type	Services – Homeless Neighborhood Organization
	What section of the Plan was addressed by consultation?	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Connecticut Coalition to End Homelessness creates change through leadership, advocacy, and capacity building in order to prevent and end homelessness.
3	Agency/Group/Organization	Columbus House Inc.
	Agency/Group/Organization Type	Services – Homeless Neighborhood Organization
	What section of the Plan was addressed by consultation?	Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provides emergency shelter as well as support services to the homeless and those at risk of homelessness.
4	Agency/Group/Organization	Clifford Beers
	Agency/Group/Organization Type	Services- Health
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Clifford Beers is a children's mental health outpatient clinic; care is a trauma-informed, integrated services, whole-family approach
5	Agency/Group/Organization	Neighborhood Housing Services of New Haven
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by consultation?	Housing Need Assessment Public Housing Needs

Demo

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	NHS revitalizes neighborhoods by rehabilitating houses for people who needed technical or financial assistance, as well as training for homebuyers, homeowner’s renters, and landlords.
6	Agency/Group/Organization	Hamden Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by consultation?	Housing Need Assessment Public Housing Needs Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Hamden Housing Authority is the primary agency addressing the housing issues of the lowest-income residents within town with housing voucher programs.
7	Agency/Group/Organization	Greater New Haven Coordinated Access Network (CAN/CoC) Leadership Committee
	Agency/Group/Organization Type	Housing Services – Children 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 addressed by consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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.
8	Agency/Group/Organization	Community Development Advisory Commission
	Agency/Group/Organization Type	Citizens Advisory and Review Committee Neighborhood Organization
	What section of the Plan was addressed by consultation?	Housing Need Assessment Market Analysis Application Review & Planning

Demo

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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.
9	Agency/Group/Organization	Hamden Youth Center
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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.
10	Agency/Group/Organization	Town of Hamden Community Services
	Agency/Group/Organization Type	Services – Health
	What section of the Plan was addressed by consultation?	Housing Need Assessment Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Services provides educational, recreational, and social services through coordinated or direct services.
11	Agency/Group/Organization	Hamden Public Schools
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs Homelessness Needs- Families with Children Homelessness Needs- Unaccompanied Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The school district addresses the levels and needs of homeless youth both accompanied and unaccompanied in the public school system.
12	Agency/Group/Organization	Quinnipiack Valley Health District
	Agency/Group/Organization Type	Non-Homeless Special Needs
	What section of the Plan was addressed by consultation?	Services- Health

Demo

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Regional Health District responds to code violations and other health-related housing concerns.
13	Agency/Group/Organization	Town of Hamden Elderly Services Coordinator
	Agency/Group/Organization Type	Services- Elderly Services- Persons with Disabilities
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Elderly Services Coordinator carries out programming to directly support the elderly population of the Town of Hamden.
14	Agency/Group/Organization	Davenport Dunbar Home Pantry
	Agency/Group/Organization Type	Services- Elderly Services- Persons with Disabilities
	What section of the Plan was addressed by consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Davenport Dunbar Home Pantry provides a food pantry in the Davenport Dunbar senior housing buildings, which are low to moderate income
15	Agency/Group/Organization	Hamden Planning Department
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Hamden Planning Department is able to speak to the Town's ability to implement and capacity for the economic development changes proposed.
16	Agency/Group/Organization	Town of Hamden Economic Development Director
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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.
17	Agency/Group/Organization	Greater Hamden Chamber of Commerce
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by consultation?	Economic Development Market Analysis

	<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 Chamber is aware of the conditions and needs in the region and how economic development improvements could positively benefit low-income persons.</p>
--	---	--

Table 2 – Agencies, groups, organizations who participated

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?

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 surveys	Nontargeted/ broad community	312 residents 28 agency staff	See attached Citizen Participation Attachment	N/A	
2	Focus Group	Service Agencies and town departments	7 agency and town staff	See attached Citizen Participation Attachment	N/A	
3	Focus Group	Service Agencies and town departments	10 agency and town staff	See attached Citizen Participation Attachment	N/A	
4	Focus Group	Service Agencies and town departments	10 agency and town 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

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

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
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 2011-2015 CHAS
Source:

	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								

Table 12 – Crowding Information – 2/2

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
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 foreign-born, 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

Demo

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 *

Table 22 - Public Housing by Program Type

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

Data Source: Hamden Housing Authority 2020

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
Average length of stay	0	0	0	12	0	12	0	0	

Demo

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	0	3	0	3	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	112	0	112	0	0
# of Disabled Families	0	0	0	148	0	148	0	0
# of Families requesting accessibility features	0	0	0	0	0	0	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: Hamden Housing Authority 2020

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	106	0	106	0	0	0
Black/African American	0	0	0	301	0	301	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	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: Hamden Housing Authority 2020

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	89	0	89	0	0	0
Not Hispanic	0	0	0	320	0	320	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

Data Source: Hamden Housing Authority 2020

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

Demo

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.

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)
Ethnicity:	Sheltered:	Unsheltered (optional)

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 or 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 owner-occupied 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 26 – 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 27 – 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 owner-occupied 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 28 – 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 29 - 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 30 – 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	1042	1162	1407	1775	2008
High HOME Rent	1021	1162	1407	1700	1878
Low HOME Rent	898	962	1155	1334	1488

Table 31 – Monthly Rent

Data Source: 2020 HUD FMR and HOME Rents

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 32 - 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 33 – 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 34 – 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*	2,059
Abandoned vacant units			
Real estate owned (REO) properties			22
Abandoned REO properties			

Table 35 – Vacant Units

*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				409		409	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
Source:

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 37 - 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:

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)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 38 - Facilities and Housing Targeted to Homeless Households

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
Arts, Entertainment, Accommodations	2,263	2,243	9	13	4
Construction	780	694	3	4	1
Education and Health Care Services	8,496	4,876	34	28	-6
Finance, Insurance, and Real Estate	1,611	986	6	6	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Information	492	89	2	1	-1
Manufacturing	2,029	1,214	8	7	-1
Other Services	1,052	997	4	6	2
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	17	5
Transportation and Warehousing	667	426	3	2	0
Wholesale Trade	931	460	4	3	-1
Total	23,206	16,115	--	--	--

Table 39 - 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 40 - 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 41 – 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 42 - 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
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 43 - 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 44 - 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 45 – 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 46 - Geographic Priority Areas

1	Area Name:	Town wide
	Area Type:	Town wide
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	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?	
2	Area Name:	Designated Target Areas
	Area Type:	Census Tracts
	Other Target Area Description:	Census Tracts 1651, 1655, 1656, 1658.01, and State Street Revitalization Area
	HUD Approval Date:	
	% of Low/ Mod:	
	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?	

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 47 – Priority Needs Summary

1	Priority Need Name	Eliminate Blight
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Designated Target Areas
	Associated Goals	Increase the Supply of Decent, Safe and Affordable Housing 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 Elderly
	Geographic Areas Affected	Town wide
	Associated Goals	Increase the Supply of Decent, Safe and Affordable Housing Provide Housing and Support Services 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	Town wide
	Associated Goals	Increase the Supply of Decent, Safe and 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	Town wide
	Associated Goals	Provide emergency shelter assistance, housing, and supportive services to the homeless, those at- risk of homelessness, and households transitioning from homelessness to permanent shelter. Provide Housing and Support Services to Special Need Households. Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals.

	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	Town wide
	Associated Goals	Increase the Supply of Decent, Safe and Affordable Housing. Provide emergency shelter assistance, housing, and supportive services to the homeless, those at- risk of homelessness, and households transitioning from homelessness to permanent shelter. 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	Town wide
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 48 – 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	478,628	0	0	478,628	1,914,512	

Table 49 - 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 publicly 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

Table 50 - 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		
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	X	X	
Transportation			
Other			
Other			

Table 51 - 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

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 the Supply of Decent, Safe and Affordable Housing	2020	2024	Affordable Housing	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Affordable Housing Fair Housing	CDBG: \$1,050,000	Direct Financial Assistance to Homebuyers: 40 Households Assisted Emergency Rehabilitation Program: 25 Households Assisted Traditional Rehabilitation Program: 5 Households Assisted
2	Provide emergency shelter assistance, housing, and supportive services to the homeless, those at-risk of homelessness, and households transitioning from homelessness to permanent shelter.	2020	2024	Homeless, Affordable Housing	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Community Services Economic Development	CDBG: \$30,000	Homeless Person Overnight Shelter: 50 Persons Assisted Fair Rent Complaints: 15 Complaints Received
3	Provide Housing and Support Services to Special Need Households	2020	2024	Affordable Housing	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Affordable Housing, Fair Housing	CDBG: \$75,000	ADA Improvements Made: 5 ramps
4	Provide Infrastructure and Facility Improvements	2020	2024	Non-Housing Community Development	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Community Services Economic Development	CDBG: \$350,000	Other: 15 Sidewalk repairs
5	Provide Anti-Blight Improvements/Blight Removal	2020	2024	Non-Housing Community Development	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION	Eliminate Blight Economic Development	CDBG: \$35,000	TBD

					AREA			
6	Promote Economic Development	2020	2024	Non-Housing Community Development	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Economic Development	CDBG: \$50,000	Facade treatment/business building rehabilitation: 10 Business
7	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals	2020	2024	Non-Homeless Special Needs	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Community Services	CDBG: \$325,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Households Assisted
8	Administration	2020	2024	Administration	CENSUS TRACT 1655 AND 1656, STATE STREET REVITALIZATION AREA	Administration	CDBG: \$475,000	Other: 5 Other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the Supply of Decent, Safe and Affordable Housing
	Goal Description	<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 emergency shelter assistance, housing, and supportive services to the homeless, those at- risk of homelessness, and households transitioning from homelessness to permanent shelter.
	Goal Description	<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 Housing and Support Services to Special Need Households
	Goal Description	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.
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 the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	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	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.

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)

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)

N/A, not required.

Activities to Increase Resident Involvements

The Housing Authority of the Town of Hamden acts as an agent for the Town. Its governing body consists of five (5) commissioners who are appointed by the Mayor. The length of the term for each commissioner is five (5) years, however, the Mayor can reappoint commissioners for additional five (5) year terms. The Board of Commissioners is the major decision-making body of the Housing Authority and, in conjunction with the Executive Director, oversees hiring, contracting and procurement procedures. 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.

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

No

Plan to remove the ‘troubled’ designation

N/A.

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 zoning regulations that also 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

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 the Community Development target district), 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 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.

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, 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.

A full discussion of barriers to affordable housing, including HMDA mortgage information, can be found in the Hamden Analysis of Impediments attached in the Appendix.

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 towns housing stock, the Town will work with the Housing Authority, non-profit housing developers, for-profit developers and local community development corporations. Several programs will be continued 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

The Town of Hamden's Office of Community Development (OCD) is the local agency charged with administering the Town's Community Development Block Grant (CDBG) allocation. The Office employs a full-time Community Development Program Manager, who is responsible for the coordination, oversight, and general monitoring of all program activities. The Town is currently seeking resources to add an additional staff position to assist with community outreach, program implementation, and recordkeeping and reporting.

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

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

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

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

Procurement: All financial and purchasing transactions are conducted through the Town of Hamden Finance and Purchasing Departments. The Office of Community 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, OCD requests such from the Purchasing Department. All purchase orders utilized to conduct program activities are signed by OCD's Community Development Program Manager, the Purchasing Agent, the Finance Director, and

the Mayor. These layers of oversight ensure compliance with municipal fiscal and purchasing policies. All financial transactions are also subject to the annual audit of the Town's municipal finances.

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	478,628	0	0	478,628	1,914,512	

Table 53 - 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. These zones are economically distressed communities 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 publicly 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 the Supply of Decent, Safe and Affordable Housing	2020	2024	Affordable Housing	Town wide	Affordable Housing Fair Housing	CDBG: \$210,000	Direct Financial Assistance to Homebuyers: 8 Households Assisted Emergency Rehabilitation Program: 5 Households Assisted Traditional Rehabilitation Program: 1 Household Assisted
2	Provide emergency shelter assistance, housing, and supportive services to the homeless, those at- risk of homelessness, and households transitioning from homelessness to permanent shelter.	2020	2024	Homeless, Affordable Housing	Designated Target Areas	Community Services Economic Development	CDBG: \$6,000	Homeless Person Overnight Shelter: 10 Persons Assisted Fair Rent Complaints: 3 Complaints Received
3	Provide Housing and Support Services to Special Need Households	2020	2024	Affordable Housing	Town wide	Affordable Housing, Fair Housing	CDBG: \$15,000	ADA Improvements Made: 1 ramp
4	Provide Infrastructure and Facility Improvements	2020	2024	Non-Housing Community Development	Designated Target Areas	Community Services Economic Development	CDBG: \$70,000	Other: 3 Sidewalk repairs
5	Provide Anti-Blight Improvements/Blight Removal	2020	2024	Non-Housing Community Development	Designated Target Areas	Eliminate Blight Economic Development	CDBG: \$7,000	TBD
6	Promote Economic Development	2020	2024	Non-Housing Community Development	Designated Target Areas	Economic Development	CDBG: \$10,000	Facade treatment/business building rehabilitation: 2 Business
7	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals	2020	2024	Non-Homeless Special Needs	Town wide	Community Services	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted

8	Administration	2020	2024	Administration	Town wide	Administration	CDBG: \$95,000	
---	----------------	------	------	----------------	-----------	----------------	-------------------	--

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the Supply of Decent, Safe and Affordable Housing
	Goal Description	<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 emergency shelter assistance, housing, and supportive services to the homeless, those at- risk of homelessness, and households transitioning from homelessness to permanent shelter.
	Goal Description	<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 Housing and Support Services to Special Need Households
	Goal Description	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.
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 the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	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	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.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	Salary General Admin
2	ADA Improvements
3	Blight Removal
4	Fair Rent
5	Infrastructure Improvements
6	Commercial Rehab
7	Residential Rehab Program
8	Down Payment Assistance
9	Arts for Learning CT
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/North Haven YMCA
19	Hamden Rovers, Inc.
20	Literacy Volunteers of Greater New Haven
21	Mae's Closet
22	New Colony Development Corporation
23	New Haven Home Ownership
24	Partnership Center for Adult Day Care
25	P.L.A.C.E.

Table 55 – 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	Salary General Admin
	Target Area	Town wide
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: \$95,725.00
	Description	Salary for CD manager/ office supplies and required advertisements/ consultants. The Town will be looking to hire a full-time position to assist with program implementation activities and CDBG-CV funds.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration
2	Project Name	ADA Improvements
	Target Area	Town Wide
	Goals Supported	Provide Housing and Support Services to Special Need Households
	Needs Addressed	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	2 households
	Location Description	To de determined
	Planned Activities	ADA ramps for low income residents

3	Project Name	Blight Removal
	Target Area	Designated Target Areas
	Goals Supported	Combat Cost Burden Improve and Increase Housing Supply Infrastructure and Facility Improvements Blight Removal
	Needs Addressed	Provide Anti-Blight Improvements/Blight Removal
	Funding	CDBG: \$7,000
	Description	Property clean-up in Target area through litter removal, graffiti removal, and other necessary façade improvements.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	Fair Rent
	Target Area	Town wide
	Goals Supported	Increase the Supply of Decent, Safe and Affordable Housing
	Needs Addressed	Affordable 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	
5	Project Name	Infrastructure Improvements
	Target Area	Designated Target Areas

	Goals Supported	Provide Infrastructure and Facility Improvements Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$69,109
	Description	
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	Commercial Rehab
	Target Area	Designated Target Area
	Goals Supported	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	
7	Project Name	Residential Rehab Program
	Target Area	Town wide
	Goals Supported	Increase the Supply of Decent, Safe and Affordable Housing Provide Anti-Blight Improvements/Blight Removal
	Needs Addressed	Eliminate Blight
	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	
8	Project Name	Down Payment Assistance
	Target Area	Town wide
	Goals Supported	Increase the Supply of Decent, Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000
	Description	Assistance for first time homebuyers. Providing matching funds to support closing costs and down payment.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	Arts for Learning CT
	Target Area	Designated Target Areas
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	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. The collaborative program is designed to engage young people, parents, and families in experiential art. Arts for Learning CT has also formed a new partnership with the Hamden Youth Center.
	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	Town wide
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	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.
	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	Designated Target Areas
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	Needs Addressed	Community Services
	Funding	CDBG: \$4,000
	Description	Purchase storage equipment in order to facilitate expanding their food pantry operations to include an additional day in Hamden at their Newhall and Highwood neighborhood location.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	Clifford W. Beers
	Target Area	Town wide
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	Needs Addressed	Community Services
	Funding	CDBG: \$3,000
	Description	Case management services provided for families to ensure healthy growth and development and improved school performance in order to reduce client isolation.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

	Planned Activities	
13	Project Name	Columbus House, Inc.
	Target Area	Designated Target Areas
	Goals Supported	Provide emergency shelter assistance, housing, and supportive services to the homeless, those at-risk of homelessness, and households transitioning from homelessness to permanent shelter.
	Needs Addressed	Community Services
	Funding	CDBG: \$8,000
	Description	Shelter and Services for Hamden residents
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	40 persons assisted in shelter.
	Location Description	Columbus House.
	Planned Activities	Shelter and Services for Hamden residents
14	Project Name	Continuum of Care
	Target Area	Town wide
	Goals Supported	Increase the Supply of Decent, Safe and Affordable Housing
	Needs Addressed	Community Services
	Funding	CDBG: \$2,500
	Description	Prevent moderate income Hamden residents from being evicted from their homes due to falling behind in their rent. Participants will be both adults and seniors who are trying to maintain housing but are facing eviction.
	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	Designated Target Areas
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	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	Davenport Dunbar
	Planned Activities	
16	Project Name	FISH of Greater New Haven
	Target Area	Town wide
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	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	Town wide
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	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/North Haven YMCA
	Target Area	Town wide
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	Needs Addressed	Community Services
	Funding	CDBG: \$5,000

	Description	Hamden/North Haven YMCA will offer a Kids' Chess Club to the children enrolled in the afterschool program at Helen Street School and the Keefe Community Center. The club would help children learn to play chess while further developing their social skills, behavioral skills, decision making and responsibility. Additionally, this club would provide another avenue of mentorship for children enrolled in the program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Helen Street School and the Keefe Community Center
	Planned Activities	
19	Project Name	Hamden Rovers, Inc
	Target Area	Town wide
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	Needs Addressed	Community Services
	Funding	CDBG: \$1,500
	Description	Create a soccer and mentorship program for low-income Hamden kids ages 12-18 to encourage development, socialization, and physical activity.
	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	Town wide

	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	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	Town wide
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	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	Designated Target Area
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$5,000
	Description	Provide training for microenterprise and start up developing businesses at Borough 496.
	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	Town wide
	Goals Supported	Increase the Supply of Decent, Safe and Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$2,000
	Description	The Home Ownership 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	
17	Project Name	Partnership Center for Adult Day Care
	Target Area	Designated Target Areas
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	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	Partnership Center for Adult Day Care
	Planned Activities	
18	Project Name	P.L.A.C.E.
	Target Area	Designated Target Areas
	Goals Supported	Support the Provision of Public Service Programming to Benefit Low-and Moderate-Income Households and Individuals
	Needs Addressed	Community Services
	Funding	CDBG: \$1,794

	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	Keefe Community Center
	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
Town wide	76%
Designated Target Areas	24%

Table 56 - 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
Non-Homeless
Special-Needs
Total

Table 57 - One Year Goals for Affordable Housing by Support Requirement

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

Table 58 - 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(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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. 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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Appendix - Alternate/Local Data Sources



Analysis of Impediments to Fair Housing Choice

Town of Hamden
August 2020

Prepared for:
Town of Hamden

MMI #1228-87

Prepared by:
MILONE & MACBROOM, INC.
99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773
www.mminc.com



TABLE OF CONTENTS

1.0 INTRODUCTION 3

2.0 BACKGROUND DATA 4

3.0 EVALUATION OF CURRENT FAIR HOUSING LEGAL STATUS 16

4.0 IDENTIFICATION OF IMPEDIMENTS TO FAIR HOUSING CHOICE.....**ERROR!
BOOKMARK NOT DEFINED.**

5.0 ASSESSMENT OF CURRENT PUBLIC AND PRIVATE FAIR HOUSING PROGRAMS
AND ACTIVITIES TO ADDRESS IMPEDIMENTS TO FAIR HOUSING CHOICE**ERROR!
BOOKMARK NOT DEFINED.**

6.0 CONCLUSION 19

1.0 INTRODUCTION

The Analysis of Impediments to Fair Housing Choice (AI) serves as a component of the Town of Hamden's efforts to satisfy the requirements of the Housing and Community Development Act of 1974, as amended, which requires that any community receiving Community Development Block Grant (CDBG) funds affirmatively further fair housing.

1.1 What is an AI?

The AI is a review of impediments to fair housing choice in the public and private sector. The AI involves:

- (a) A comprehensive review of the Town's laws, regulations, and administrative policies, procedures, and practices;
- (b) An assessment of how those laws, etc., affect the location, availability, and accessibility of housing; and
- (c) An assessment of conditions, both public and private, affective fair housing choice.

1.2 What are Impediments to Fair Housing Choice?

- (a) Any actions, omissions, or decisions taken because of one of the following protected classes; race, color, religion, sex, disability, familial status, or national origin which restrict housing choices of the availability of housing choices, or
- (b) Any actions omissions or decisions which have the effect of restricting housing choices of availability of choices on the basis of race, color, religion, sex, disability, familial status, or national origin

Hamden's most recent update to the Analysis of Impediments (AI) to Fair Housing Choice was completed in 2015. The 2015 AI identified housing impediments are summarized below:

- Limited English proficiency
- Discriminatory lending practices
- Lack of zoning to promote affordable housing
- Lack of public transportation options limits housing options
- Insufficient family-style stock
- The condition of public housing
- Lack of regional coordination

2.0 BACKGROUND DATA

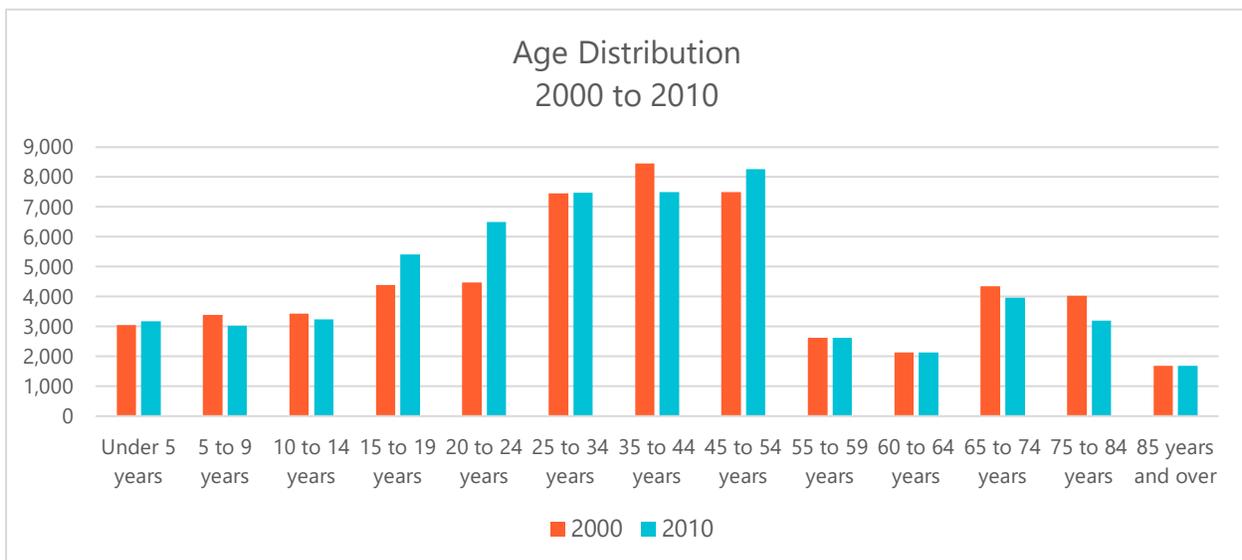
2.1 Demographic Trends and Characteristics

A comparison of a variety of social, economic, and demographic indicators from the 2010 Census, 2011-2015 American Community Survey (ACS) and Connecticut Department of Labor (CTDOL) illustrates that Hamden has experienced a number of important shifts and changes over the past decade.

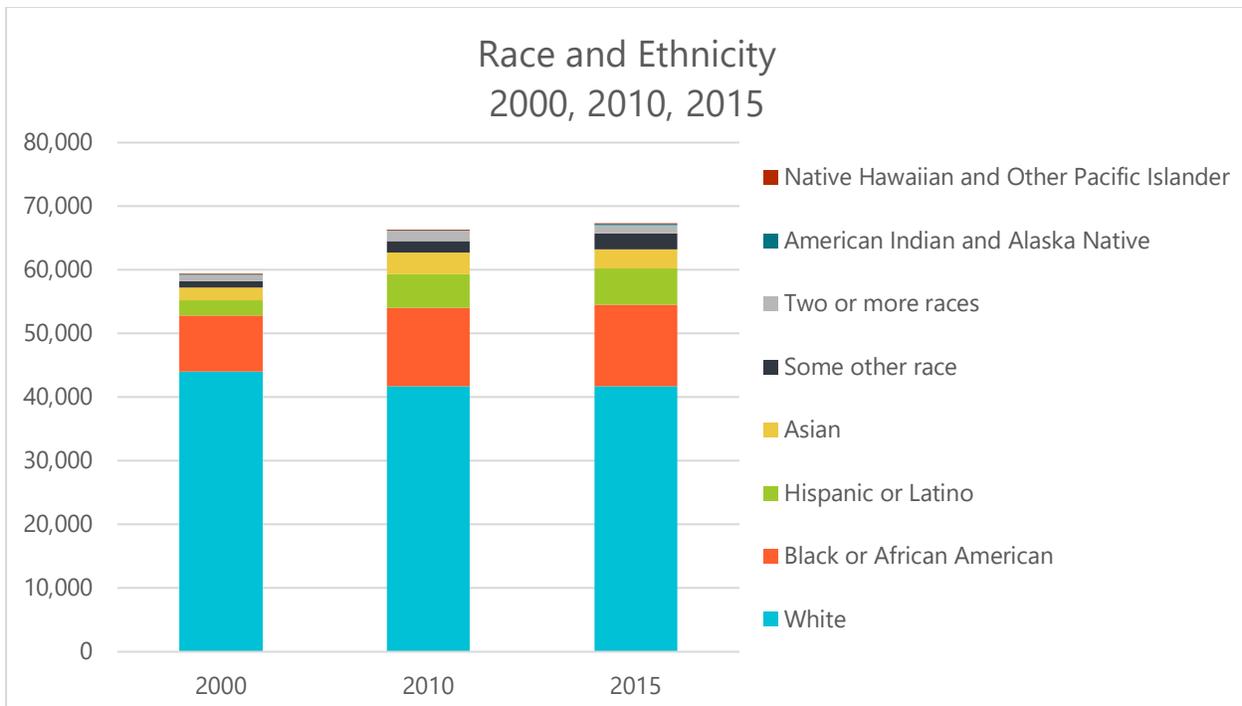
The bullet points below summarize the most salient changes and trends in this data for the Town of Hamden. These trends and changes play an important role in understanding and planning for the future housing and community development needs of Hamden's citizens.

General Demographics

- Between 2000 and 2010, Hamden's population increased by 6.6% from 56,913 to 60,960 residents.
- Significant changes in age distribution profile of the town, including a 7% increase in the number of children under 19, a 17% increase in the young adult population (age 20 to 34), a 1% decrease in middle-aged adults (age 35 to 54), no change in older working-aged adults (age 55 to 64), and a 12% decrease in the senior population (age 65 years old and over).



- Median age decreased from 37.7 years old in 2000 to 37.4 years old in 2010. The 2015 ACS estimates that the median age has risen to 37.9 years old.
- Between 2000 and 2010, Hamden experienced a decrease in its white population (-5%) and growth in its Hispanic/Latino (78%) and African American (30%) populations.

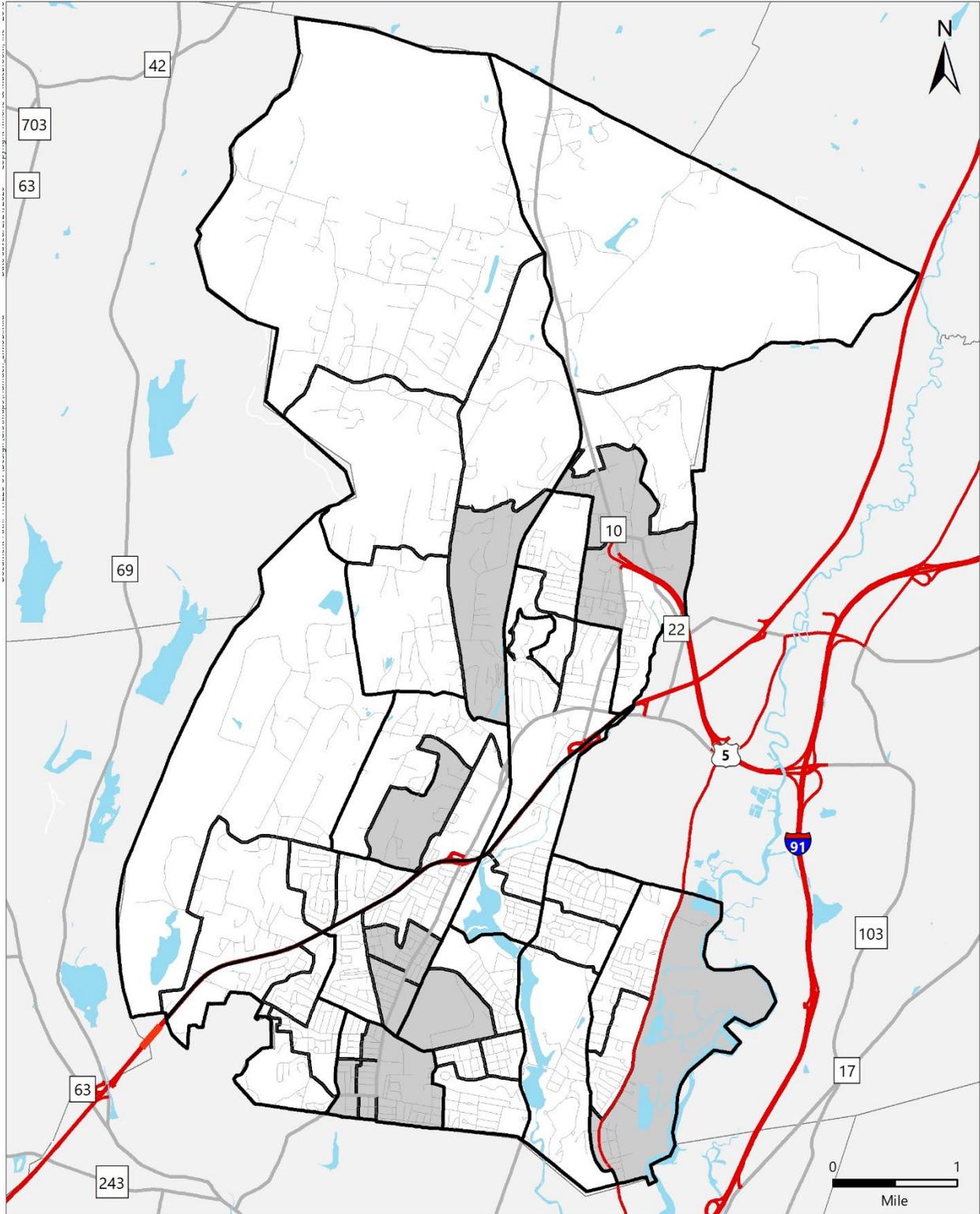


Social Characteristics

- Decrease in the number of single-parent households headed by a female and in the number of married couple families (2010, 2015).
- The number of non-family households decreased by 3% between 2010 and 2015. The number of single-person households decreased by 2% over the same time period.
- The number of children living with grandparents decreased by 41% between 2010 and 2015.
- Average household size grew between 2000 and 2010 from 2.35 to 2.37 persons per household. The 2015 ACS estimates that household size has continued to rise to 2.42 persons per household.
- As of 2015, 19.2% of Hamden residents spoke a language other than English at home. About 25.1% of these residents reported speaking English less than “very well.”
- The number of Spanish-speaking residents decreased by 34% between 2010 and 2015.
- As of 2015, 13.4% of Hamden residents were foreign born which is up from 10.7% in 2010. The largest number of foreign-born residents are born in India, Jamaica, China, and Italy. In addition, about 4.6% of Hamden’s population as born in Puerto Rico as of 2015, up from 4.0% in 2010.
- The number of adults age 25 years old and over that have a bachelor’s degree or higher increased from 40.4% in 2010 to 46.2% in 2015.
- The number of adults age 25 years old and over with less than a high school degree decreased from 7.6% in 2010 to 6.5% in 2015.

Economic Characteristics

- According to the CTDOL, Hamden's unemployment rate has decreased from 8.7% in 2010 to 3.6% in 2018. However, Town's civilian labor force decreased by 8.8% during that same time period meaning that there are fewer people employed or looking for work than there were in 2010.
- According to the 2015 ACS estimates, non-Hispanic whites experience lower unemployment rates compared to African Americans and Hispanics. Persons with disabilities and persons with less than a high school degree are disproportionately more likely to be unemployed compared to the general population.
- The distribution of employment across sectors has remained relative consistent. In 2013 and 2018, the largest industry by employment was Educational Services. This sector is also the fastest growing in terms of number of jobs. It employs over 9,300 people in town and grew by 37%, adding 2,534 jobs, from 2013 to 2018. The second largest industry sector by employment in Hamden is Health Care and Social Assistance, which employs just nearly 4,200 and grew 3% from 2013 to 2018.
- Between 2010 and 2015, the number of residents who take public transportation to work has increased from 2.6% to 4.4%. However, driving alone remains the predominant means of transportation to work, 81.3% in 2010, and 78.4% in 2015.
- Median household income increased from \$66,695 in 2010 to \$70,791 in 2015. Household incomes did not grow at the same pace as inflation. As a result, relative household income actually decreased.
- The number of people who are living in poverty has remained around 8%.
- In 2015, 34.2% of households have incomes of less than \$50,000 per year. 17.1% of households have incomes of less than \$25,000 per year.



Target Areas



Town of Hamden
 Hamden Government Center
 2750 Dixwell Avenue
 Hamden, CT, 06518
 (203) 287-7000

- Census Tracts
- Low and Moderate Income Target Areas

Low to moderate income individual data by block group based on the 2011-2015 American Community Survey (ACS) associated with the FY 2019 Entitlement CDBG Grantees.



195 Church St
 7th Floor
 New Haven, CT 06510
 203-344-7887

Housing Tenure

Between 2000 and 2010, the number of occupied housing units in Hamden has increased by 1,302 units. Housing tenure remained relatively unchanged over the time period, with 68% of units being owner-occupied and 32% of units being renter occupied. The estimate of housing units in 2015 is relatively equal to the count in 2000, and the proportion from owner to renters is the same.

Hamden's housing stock is predominantly detached, owner occupied homes. The Town also has certain neighborhoods that have very high concentrations of rental units. Hamden's multi-family stock is primarily made up of two- and three- bedroom units.

Occupied Housing Units by Tenure: 2000, 2010, 2015

Housing Tenure	2000		2010		2015	
	Number	% of Total	Number	% of Total	Number	% of Total
Owner Occupied	15,069	67.25%	16,371	67.93%	15,336	66.14%
Renter Occupied	7,339	32.75%	7,728	32.07%	7,851	33.86%
Total	22,408	-	24,099	-	23,187	-

Source: QT-H2 - Tenure, Household Size, and Age of Householder: 2000, 2010, 2015

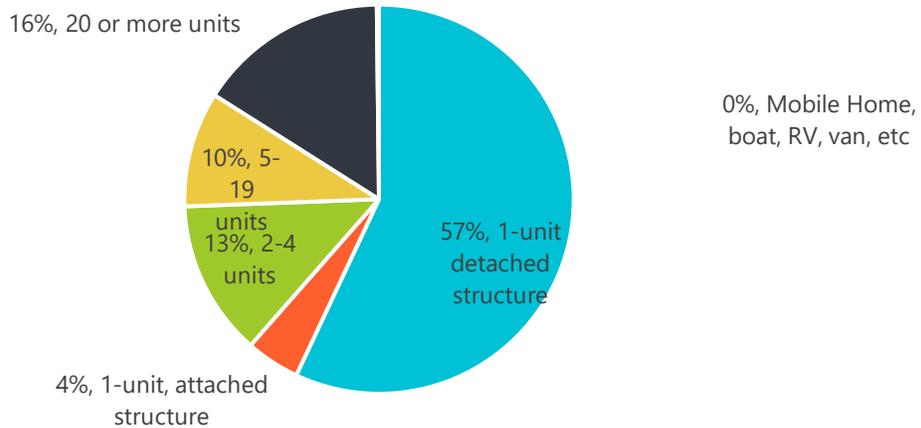
Units in Structure

Roughly 57% of the Town's housing stock is in the form of single-family detached homes. Another significant component of the Town's housing stock is in the form of two- to four-family residential structures, with 13% of the housing units situated in these types of structures. About 10% of units are in structures with between five- and nineteen-units and another 15.8% are in structures with 20 or more units. The table below provides the breakdown of units in structure for 2015.

Property Type	Number	%
1-unit detached structure	14,377	57.0%
1-unit, attached structure	1,132	4.5%
2-4 units	3,266	12.9%
5-19 units	2,414	9.6%
20 or more units	3,992	15.8%
Mobile Home, boat, RV, van, etc.	46	0.2%
Total	25,227	

Source: 2011-2015 ACS

Property Types by Number of Units

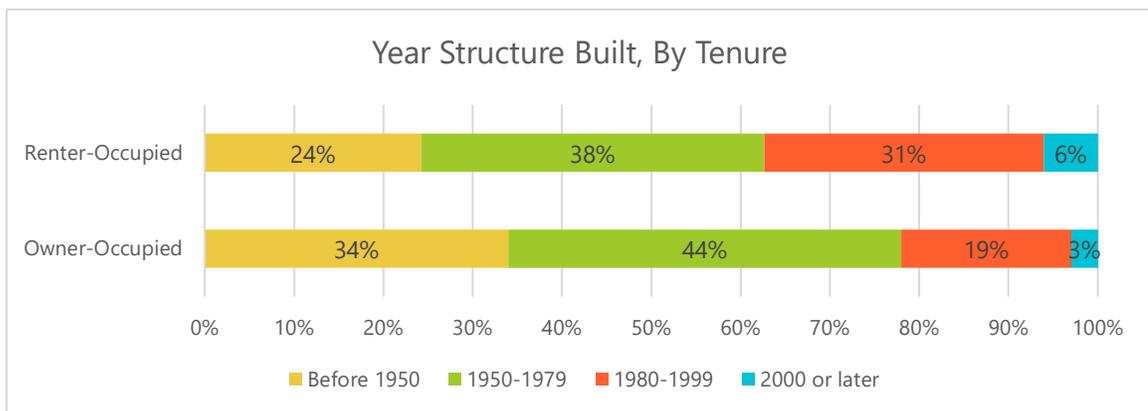


Year Structure Built

Hamden is home to an aging housing stock. Age distribution has stayed relatively stable in recent years. Only about 4% of housing units were built since 2000. About 31% of housing units were built before 1950. A greater share of owner-occupied units (34%) were built before 1950 compared to renter-occupied units (24%). A breakdown of housing age, by tenure, is shown in the following table.

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		7,855	

Source: 2011-2015 CHAS



Housing Condition

The incidence of physical inadequacy (which does not necessarily overlap with the HUD definition of “housing problems” as defined in the 2011-2015 CHAS data) in the Town’s renter- and owner-occupied units is difficult to determine. Various statistical indicators can be used but each provides a different estimate. It is statistically problematic to add the indicators together, as many substandard properties will overlap into several indicators.

The incidence of physical inadequacy can also differ, depending on the housing quality standard used as a base and what a household perceives and reports as a physical inadequacy. For example, the existence of a code violation (building, fire, etc.) can classify a building as substandard. On the other hand, HUD minimum property standards may have requirements which are more restrictive than local codes. For this report, the 2015 CHAS dataset (based on the ACS) on the lack of adequate plumbing and kitchen facilities was reviewed as indicators of severely inadequate housing. As of 2015, about 0.7% of Hamden households lacked complete plumbing or kitchen facilities. These indicators appear most frequently in low- and moderate-income households, but it is impossible to determine the exact percentages or to estimate the tenancy of these units due to the small sample size and large margin of error. As a result, this information cannot be used to assess the amount of the Town’s housing stock that is suitable for rehabilitation.

There are approximately 1,000 vacant units suitable for rehabilitation. These units could be renovated and occupied to relieve some of the needs for housing.

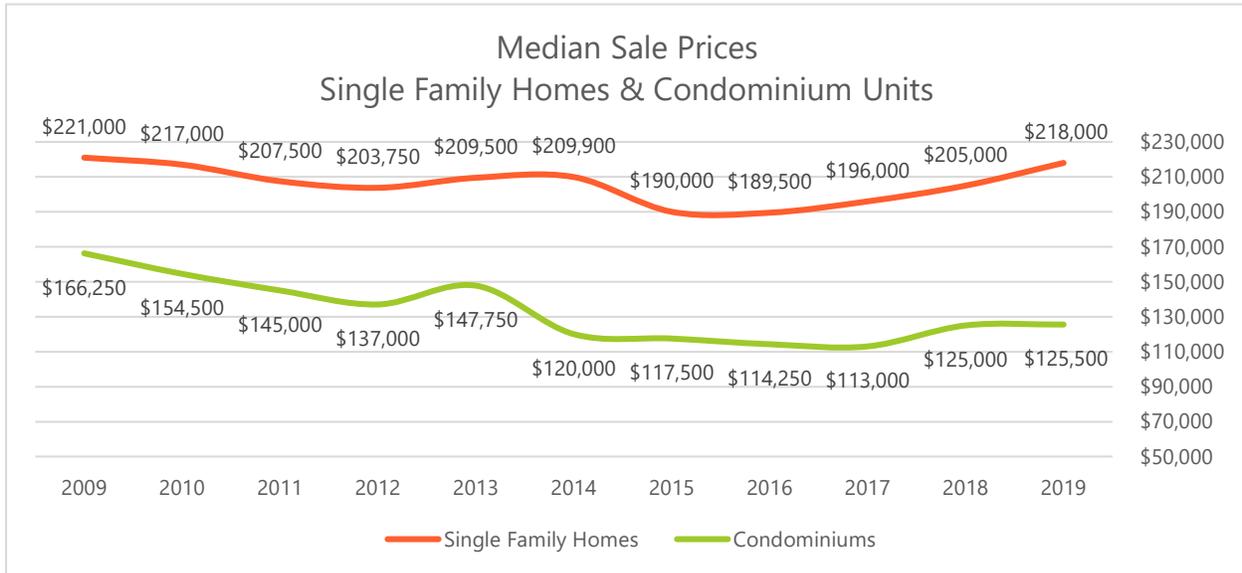
Housing Sales

The median sale price for single-family homes has fallen between 2009 and 2019 from \$221,000 to \$218,000 per year. In addition, median sale prices are still well below their pre-recession peak of \$267,000 in 2006. Median condominium sale prices dropped by 24.5% between 2009 and 2018. The lack of recovery in home sale prices may discourage homeowners from investing in their properties, which may lead to further disinvestment and result in lower property values. While Hamden’s housing stock remains more affordable than other Connecticut municipalities, many low-income families lack the financial resources for a down payment or lack the credit history to secure a mortgage.

Median Sale Prices, 2009 - 2019		
Single Family Homes & Condominium Units		
Town of Hamden		
Year	Single Family Homes	Condominiums
2019	\$218,000	\$125,500
2018	\$205,000	\$125,000
2017	\$196,000	\$113,000
2016	\$189,500	\$114,250
2015	\$190,000	\$117,500
2014	\$209,900	\$120,000
2013	\$209,500	\$147,750
2012	\$203,750	\$137,000

2011	\$207,500	\$145,000
2010	\$217,000	\$154,500
2009	\$221,000	\$166,250
% Change, 2009-2019	-1.4%	-24.5%

Source: The Warren Group

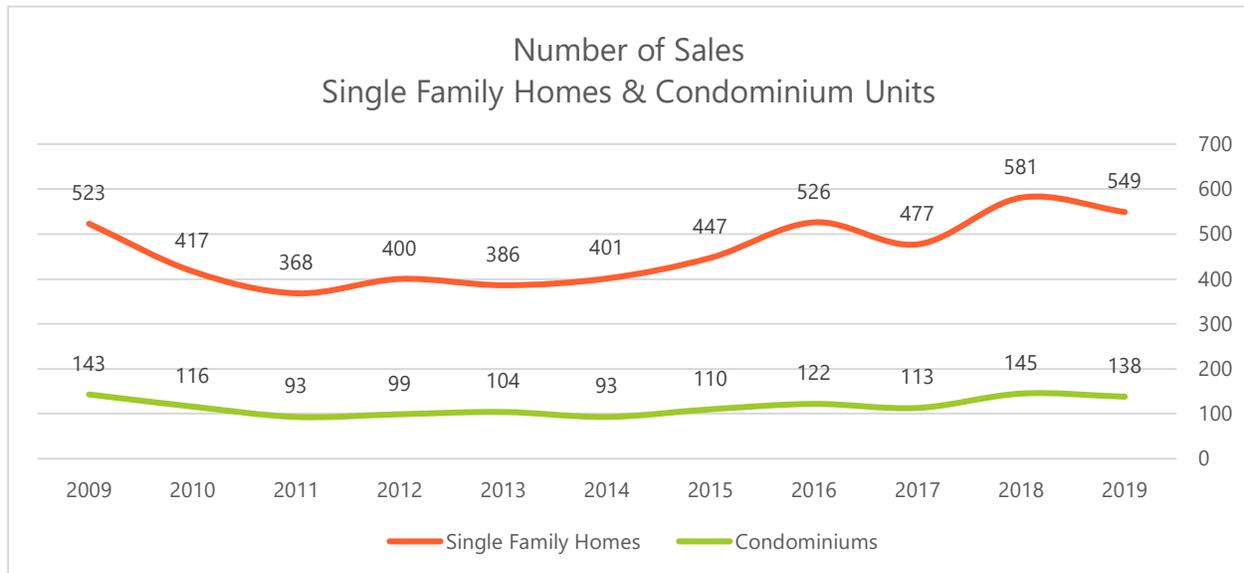


The number of single-family sales has recovered from the early 2010s to 2019 as the Town continues to recover from the Great Recession. Single-family sales decreased from 523 in 2009 to a low of 368 in 2011. Since 2011, single-family sales have increased significantly, reaching 581 in 2018. Overall, single-family sales are up 5% between 2009 and 2019. Condominium sales lagged between 2009 and 2019, although they are up significantly from their Recession low of 93 sales in 2011 and 2014.

Number of Sales, 2009 - 2019		
Single Family Homes & Condominium Units		
Town of Hamden		
Year	Single Family Homes	Condominiums
2019	549	138
2018	581	145
2017	477	113
2016	526	122
2015	447	110
2014	401	93
2013	386	104
2012	400	99
2011	368	93

2010	417	116
2009	523	143
TOTAL	5,075	1,276
Annual Average	461	116
% Change, 2009-2019	5.0%	-3.5%

Source: The Warren Group



Fair Market Rents

The following table illustrates the HUD-defined Fair Market Rents (FMRs) for New Haven-Meriden HUD Metropolitan FMR Area, of which Hamden is a part. Over the last five years, the FMRs for smaller housing units (efficiencies and 1-bedroom units) have increased at the fastest rates of 20.9% and 12.5%, respectively. FMRs for 2- and 3-bedroom units have increased at a lower rate of 11.7% and 9.6%, respectively, over the last five years.

Rent levels have been rising over the last five years. In the past, FMRs established by HUD for the Housing Voucher Program have often represented the high end of the rental market. However, recently rents over \$1,000 in the private market have been asked and achieved. Median gross rent in 2016 was \$1,273. This increases the affordability problem for low and very low-income households. With the declining number of Housing Vouchers available and incomes not increasing at the same rate as inflation, additional pressure is being placed on low- and moderate-income households to find affordable rents.

Fair Market Rents in New Haven-Meriden HUD Metro FMR Area: 2016 to 2020					
# of Bedrooms	2016	2017	2018	2019	2020
Efficiency	\$862	\$968	\$965	\$1,049	\$1,042
1 Bedroom	\$1,033	\$1,093	\$1,074	\$1,163	\$1,162

2 Bedroom	\$1,260	\$1,325	\$1,299	\$1,403	\$1,407
3 Bedroom	\$1,619	\$1,708	\$1,662	\$1,788	\$1,775
4 Bedroom	\$1,866	\$2,013	\$1,979	\$2,070	\$2,008

Source: U.S. Department of Housing and Urban Development

Housing Permits

According to data on housing production collected by the State of Connecticut's Department of Economic and Community Development (DECD), just 203 new units were produced in Hamden between 2009 and 2018. These permits do not consider the 49 demolition permits that were issued during that same time period. The town saw a net decrease of 154 housing units between 2009 and 2018.

Housing Permits by Number of Units in Structure, 2009 - 2018											
Town of Hamden											
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Total	16	19	9	15	9	10	12	9	9	7	115
Single-Family	6	9	3	4	4	4	4	5	5	5	49
Multi-Family	0	8	0	0	0	33	29	26	25	33	154

Source: State of Connecticut Dept. of Economic and Community Development

Affordable Housing Units

According to DECD's 2018 Affordable Housing Appeals List, Hamden has 2,126 assisted housing units comprising about 8.5% of the Town's total housing stock. There were 937 units receiving government assistance, 699 units receiving rental assistance, 486 single family CHFA/ USDA Mortgages, and 4 units were deed restricted.

2.2 Home Mortgage Disclosure Act (HMDA) Statistics

Since the cost of housing is the primary barrier to housing choice in Connecticut and Hamden, the availability of mortgage financing for housing is crucial to the reduction of barriers. In order to examine the availability of mortgages, data collected under the Home Mortgage Disclosure Act (HMDA) were researched. The following discussion summarizes the results of this research.

The HMDA data were analyzed for 2017 (the most recent year available) were analyzed for Hamden and the New Haven-Milford Metropolitan Statistical Area (MSA). The ratio between mortgage applications approvals and denials was computed for both geographies. For the MSA, the rate was 0.12 for conventional mortgages and 0.19 for FHA/VA/RHS mortgages. The denial-to-approval ratio for the Town of Hamden is higher than the MSA across all loan types. The ratio for conventional purchases was 0.18 and 0.23 for FHA/VA/RHS mortgages. 13 out of 20 census tracts in Hamden have denial rates for conventional mortgages that are greater than the Town-wide average. These tracts are located primarily in the center and southern sections of Hamden.

Ratio of Denials to Approvals, 2017 Town of Hamden and New Haven-Milford MSA				
Geography	FHA, FSA/RHS & VA Purchase	Conventional Purchase	Refinancings	Home Improvement Loans
Hamden	0.23	0.18	0.74	1.13
New Haven-Milford MSA	0.19	0.12	0.54	0.92
# of Hamden Census Tracts with higher ratio than town-wide	12	10	13	10
# of Hamden Census Tracts with lower ratio than town-wide	8	10	7	10

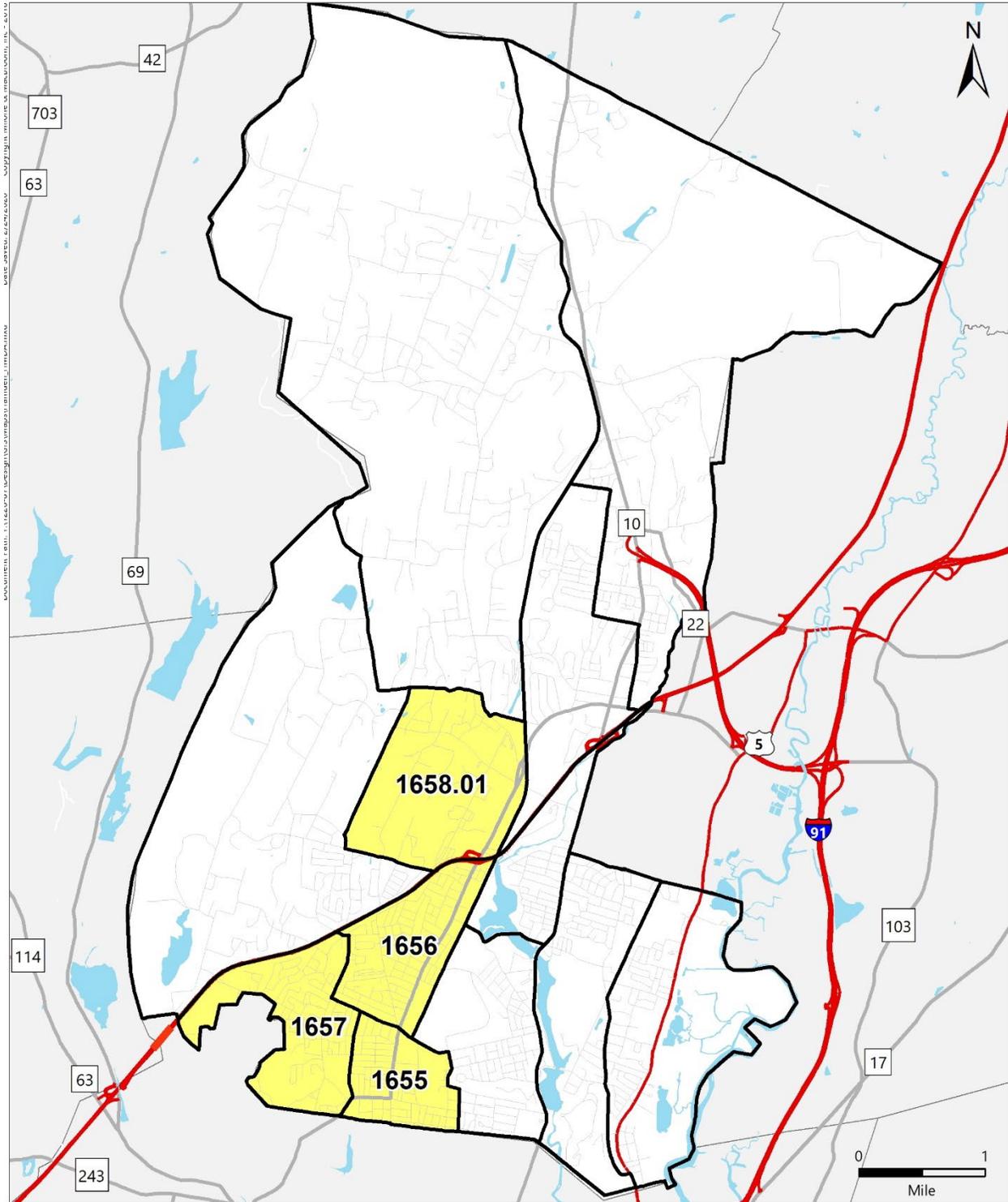
Source: Home Mortgage Disclosure Act Database, US Consumer Finance Protection Bureau

In addition to the census tract level analysis, the denial-to-approval ratios were analyzed by race and ethnicity for applicants in the New Haven-Milford MSA. The results of this analysis are summarized in the following table. Generally, denial-to-approval ratios for white, non-Hispanic borrowers were lower than that of the population as a whole, and significantly lower than other racial and ethnic groups in most instances. For conventional home purchases, Hispanics, African Americans, and Native Hawaiians/ Pacific Islanders have nearly two - three times the denial-to-approval ratio as non-Hispanic Whites.

Ratio of Denials to Approvals, by Race and Ethnicity¹: 2017 New Haven-Milford MSA				
Race or Ethnicity	FHA, FSA/RHS & VA Purchase	Conventional Purchase	Refinancings	Home Improvement Loans
White, Non-Hispanic	0.15	0.10	0.45	0.71
African American	0.25	0.24	1.13	2.86
Hispanic	0.20	0.16	0.78	2.50
Asian	0.22	0.12	0.45	0.79
Native American	0.33	0.00	1.42	5.50
Native Hawaiian/ Pacific Islander	0.43	0.29	0.71	-

Source: Home Mortgage Disclosure Act Database, US Consumer Finance Protection Bureau

1. Based on primary applicant race & ethnicity



Census Tracts with Higher than Average Mortgage Denial Rates: 2017



Town of Hamden
 Hamden Government Center
 2750 Dixwell Avenue
 Hamden, CT, 06518
 (203) 287-7000

Legend

 Higher than Average Denial Rates

Source: Home Mortgage Disclosure Act Database: 2017
 Consumer Finance Protection Bureau

195 Church St
 7th Floor
 New Haven, CT 06510
 203-344-7887

3.0 EVALUATION OF CURRENT FAIR HOUSING LEGAL STATUS

3.1 Housing Complaints

The range of complaints and inquiries received by the Fair Housing Assistance Program in the last 5 years is reflected in the table below. Complaints with multiple bases are listed under each basis, so they appear to be counted twice. There were 6 total complaints from 2015 to 2019.

Fair Housing Assistance Program	2015	2016	2017	2018	2019	Total
Disability	2	1				3
Race		1	1			2
Color			1			1
Sex			1		1	2
Total	2	2	1		1	6

3.2 Public Sector Issues

Hamden does not present impediments to fair housing choice. The housing stock in the town provides a range of housing types and densities. However, as discussed earlier, affordability continues to be an issue faced by low- and very low-income residents. The cost burden is such that many households find themselves paying over 50% of their income for housing.

Hamden is subject only to the provisions of the Connecticut Affordable Housing Act, which is intended to promote affordable housing throughout the State. The Affordable Housing Act makes it more difficult for a land use commission to deny any application in which at least 25% of the new housing units are affordable and provides a special appeals process. The Affordable Housing Act also requires that towns dedicate at least 10% of their housing stock to affordable housing. Currently the town of Hamden only has 8.5% of its housing stock dedicated to affordable housing.

In recent years, Hamden has made strides in promoting affordable housing through its zoning regulations. 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

However, there is still room to update and improve the regulations. For instance, the code contains a rather restrictive definition of "family" which may limit housing choice and rental options. Although the R-3 and R-4 zones in town generally have public water and sewer access, they are restricted to single family homes. Exploring ways of opening some or all parts of these zones to higher density development while maintaining a desirable character, may improve housing choice and affordability in the long term.

3.3 Legal Status

There are no fair housing discrimination suits filed by the Department of Justice or private plaintiffs nor has the Secretary of HUD issued a charge of made a finding of discrimination.

4.0 ASSESSMENT OF CURRENT PUBLIC AND PRIVATE FAIR HOUSING PROGRAMS & ACTIVITIES TO ADDRESS IMPEDIMENTS TO FAIR HOUSING CHOICE

4.1 Language and Cultural Barriers

From 2000 to 2015, the proportion of the population that is a racial or ethnic minority in Hamden has increased from 25% of the total to 37% of the total population, an increase of 12 percentage points. The number of people over the age of 5 who speak English less than "very well" (as self-reported on Census forms) has increased from 4.1% to 4.8%. As Hamden becomes more diverse, actions need to be taken to reduce fair housing barriers for racial, ethnic, and linguistic minorities.

Action: The Town has proactively established both a Human Rights and Human Relations Commission and a Commission on Disability Rights and Opportunities to ensure that Hamden's diversity is both celebrated and promoted. These citizen organizations, as well as Hamden's Department of Elderly Services, Department of Community Services, and New Haven Legal Assistance will continue to collaborate to ensure that Hamden residents (and potential residents) understand the law as it pertains to fair housing and have opportunities through a number of channels to protect their rights. These groups operate as an ad hoc Fair Housing working group for the Town, preparing and providing information and group sessions across the Town. As demographics have shifted in Hamden, OCD will enlist the support of translators to offer more information to non-English speaking residents. The Manager of the OCD also serves as the Fair Housing Officer.

4.2 Discriminatory Lending Practices

Generally, denial-to-approval ratios for white, non-Hispanic borrowers were lower than that of the population as a whole, and significantly lower than other racial and ethnic groups in most instances. For conventional home purchases, Hispanics, African Americans, and Native Hawaiians/Pacific Islanders have nearly two - three times the denial-to-approval ratio as non-Hispanic whites.

Action: Since the vast majority of Hamden's minority population is either African American or Hispanic, the higher denial ratios for all types of mortgages for minority households have a severe negative impact on community efforts to revitalize neighborhoods which contain minority population concentrations. OCD will continue to monitor lending practices to ensure that individuals and communities are not discriminated against by the financial institutions chartered to assist them. Other programs, such as the down payment assistance program for first-time homebuyers, also help applicants successfully apply for mortgages and achieve homeownership.

4.3 Restrictive Zoning

As discussed in section 3.2, limiting definitions of family, and restrictive single-family zoning may discourage the development of alternative housing options.

Action: To 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.

4.4 Inefficient Public Transportation

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.

Action: The Town will continue to work closely with the Greater New Haven Transit District to offer the most comprehensive web of transit options feasible. Additionally, the Farmington Canal pedestrian path provides an alternative route for those who chose to walk or bicycle through and around Hamden.

4.5 Aging Housing Stock

Given the average age of housing stock in Hamden, architectural barriers still remain as an impediment to some potential renters and owners. About 31% of all units were constructed prior to 1950, and 42% of all units were built between 1950 and 1979, before contemporary standards of access were applied to residential spaces and prior to guidance on lead-based paint. For the elderly and disabled, multistory homes as well as areas without continuous sidewalks provide obstacles to those with physical limitations.

Action: Through both General Funds and CDBG funds, the Town of Hamden is aggressively pursuing sidewalk repairs and curb cuts to assist this population, particularly along major thoroughfares. Additionally, OCD continues its emphasis on encouraging rehabilitation that will allow disabled residents to remain in their homes. OCD has collaborated with two organizations to provide minor rehabilitation assistance to homes in need of ramps for disabled occupants.

4.6 Lack of Regional Coordination

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.

Action: The Town will continue to work closely with the South Central Regional Council of Governments and neighboring municipalities to promote new, equitable, affordable housing throughout the region.

5.0 CONCLUSION

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.

SIGNATURE PAGE FOR THE TOWN OF HAMDEN

By my signature, I certify that the Analysis of Impediments to Fair Housing Choice for the Town of Hamden is in compliance with the intent and directives of the regulations of the Community Development Block Grant Program.

Curt Leng, Mayor

Date



TOWN OF HAMDEN OFFICE OF THE MAYOR

**Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101**

Curt Balzano Leng
Mayor

September 16, 2020

Legislative Council
Hamden Government Center
Hamden, CT 06518

Re: Order Authorizing the Mayor to Apply for, Accept, and Expend Funding in an Amount up to \$100,000 in State of Connecticut Local Capital Improvement Program (LoCIP) Funds for Sidewalk Repairs and Improvements

Honorable Members:

Attached please find an Order authorizing the Mayor to apply for, accept, and expend funding in an amount up to \$100,000 in State of Connecticut LoCIP grant funds for sidewalk repairs. The sidewalk project will consist of removing and replacing concrete sidewalk, curbing and driveway aprons and other necessary improvements. The sidewalk repair and replacement program will prioritize and focus on locations across Hamden with damages caused by tree roots, frost heaves, settlement, corrosion, vehicle damages, and also by the age of the oldest uncompleted registered complaints.

Enclosed is correspondence from Town Engineer Mark Austin detailing the sidewalk improvement and repair plans which address outstanding claims, the oldest complaints on record, and locations deemed as potential public safety claims.

By copy of this letter, Town Engineer Mark Austin is asked to attend your meeting to respond to any questions you may have.

Your approval of this Order is respectfully requested.

Sincerely,

Curt Balzano Leng, Mayor

CBL/rr

Enclosures

cc: Town Attorney Sue Gruen, Finance Director Curtis Eatman, Deputy Finance Director Rick Galarza, Town Engineer Mark Austin, COS David Garretson, DCOS Patrick Donnelly, DOLA Walter Morton, Mayor's Office File



TOWN OF HAMDEN ENGINEERING DEPARTMENT

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518

Mark Austin, PE, PWE, FNSPE
Town Engineer

Tel: (203) 287-7040
Fax: (203) 287-7045

MEMORANDUM

Date: September 14, 2020

To: Mayor Curt Leng

From: Mark Austin, PE, Town Engineer

Digitally signed by Mark Austin
Date: 2020.09.14 15:24:24
-04'00'

RE: Order Authorizing the Mayor to Apply for, Accept, and Expend Funding in an amount up to \$100,000 in State of Connecticut Local Capital Improvement Program (LoCIP) Grant Funds for sidewalk repairs.

The sidewalk project will consist of removing and replacing the existing concrete sidewalk, curbing, and driveway aprons and other ancillary improvements as needed to complete the necessary sidewalk repairs on various streets. The sidewalk repair and replacement program concentrates on town sidewalks damaged by tree roots, frost heaves, settlement, corrosion, vehicle damage, etc. Repair locations are prioritized based on their severity and the age of the oldest uncompleted registered complaint on the road.

Based on current repair estimates there is approximately \$15 Million dollars' worth of repairs on existing sidewalks. Of the reported locations, over \$300,000 worth of work has been elevated based on their severity to a "claims" location. The claims location is where the deterioration or damage is severe enough to have already caused or likely could cause a claim. Given the volume of repairs on the list of locations to be repaired, the Town is only working claims and the oldest complaint locations.

We will use the on call sidewalk replacement contractors to complete the work. The Town has a list of four (4) sidewalk construction contractors. The contractors were recently chosen by bidding and contracts have been signed. The contractors are assigned repair assignments based on their availability and the cost to conduct the work.

Should you have any questions or comments, please contact the Engineering Office at 203-287-7040 or maustin@hamden.com.

**Town of Hamden
Legislative Council**

**ORDER AUTHORIZING THE MAYOR TO APPLY FOR, ACCEPT AND EXPEND FUNDING
UP TO \$100,000 IN STATE OF CONNECTICUT LOCAL CAPITAL IMPROVEMENT
PROGRAM (LoCIP) FUNDS FOR SIDEWALK REPAIRS AND IMPROVEMENTS**

PRESENTED BY: _____

WHEREAS, the Town is in need of certain capital improvements which are eligible for reimbursement under the State of Connecticut Local Capital Improvement Program; and

WHEREAS, the sidewalk project will consist of removing and replacing the existing concrete sidewalk, curbing and driveway aprons and other ancillary improvements as needed to complete the necessary sidewalk repairs on various streets; and

WHEREAS, the sidewalk repair and replacement program concentrates on town sidewalks damaged by tree roots, frost heaves, settlement, corrosion, vehicle damage, etc. and repairs are prioritized based on their severity and the age of the oldest uncompleted registered complaint on the road.

NOW THEREFORE, BE IT ORDERED, that the Mayor is authorized to borrow and expend up to \$100,000 from the General Fund and to apply for, accept and expend Local Capital Improvement Program (LoCIP) funds for the Project as identified above and upon receipt of such funds to appropriate the proceeds of the Grant to reimburse the General Fund.

Adopted by the Legislative Council at its meeting held on _____2020.

APPROVED AS TO FORM:

Sue Gruen
Town Attorney

Michael McGarry, President
Legislative Council

Curt Leng
Mayor

Kim Renta, Clerk
Legislative Council

Date: _____



TOWN OF HAMDEN OFFICE OF THE MAYOR

Hamden Government Center
2750 Dixwell Avenue
Hamden, Connecticut 06518
Tel: (203) 287-7100
Fax: (203) 287-7101

Curt Balzano Leng
Mayor

July 17, 2020

Legislative Council
Hamden Government Center
Hamden, CT 06518

Re: ORDER AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH
UNITED ILLUMINATING COMPANY STREET LIGHT CONVERSION PROJECT

Honorable Members:

Enclosed please find an order authorizing the Mayor to enter into an agreement between the Town of Hamden and the United Illuminating Company (UI) to replace 6,865 High Pressure Sodium (HPS) Street light with Light Emitting Diode (LED) technology. As part of the Streetlight Conversion Project, UI will rely upon the Town's request to purchase the necessary quantity of LED streetlights to deploy and install as replacements to existing number of HPS lights.

Attached for your review is correspondence from Town Attorney Sue Gruen with more information pertaining to this order and the agreement letter from UI Key Account Manager Thomas Cariglio identifying the steps UI will take to execute the Town of Hamden Streetlight Conversion Project, as well as supporting information about LED Street Lighting.

By copy of this letter, Assistant Town Attorney Brendan Sharkey and Energy Efficiency Coordinator Kathleen Schomaker are hereby requested to attend your meeting to answer any questions you may have.

Your approval of this order is respectfully requested.

Sincerely,

Curt Balzano Leng, Mayor

CBL/dg

Enclosures

cc: Town Attorney Sue Gruen, Assistant Town Attorney Brendan Sharkey, Energy Efficiency Coordinator Kathleen Schomaker, Finance Director Curtis Eatman, Deputy Finance Director Rick Galarza, Purchasing Agent Phil Goodwin, COS David Garretson, DCOS Patrick Donnelly, DOLA Walter Morton, Mayor's Office File

Town Attorney's Office

MEMO

To: Mayor Curt Leng
From: Sue Gruen, Town Attorney 
Cc: Dave Garretson, COS
Patrick Donnelly, DCOS
Curtis Eatman, Finance Director
Kathleen Schomaker, Energy Coordinator
Date: July 17, 2020
Re: Order Authorizing the Mayor to Enter Into an Agreement with the United Illuminating Company- Streetlight Conversion Project

Attached is an Order authorizing the Mayor to enter into and execute an Agreement with the United Illuminating Company for the Streetlight Conversion Project in accordance with the Agreement attached and made a part of the Order.

The Town requested that the United Illuminating Company (UI) retrofit 6,865 High Pressure Sodium street lights with Light Emitting Diode technology and add LED streetlights as requested by the Town (Streetlight Conversion Project). The UI will rely upon the Town's request to conduct the Streetlight Conversion Project and the execution of the attached Agreement (incorporated within the Order) to purchase 6,865 LED streetlights, plus 5 additional LED streetlights in advance of the installation for the sole purpose of deploying those streetlights in the Town as part of the Streetlight Conversion Project.

Please forward this Order to the Legislative Council for approval.

**TOWN OF HAMDEN
LEGISLATIVE COUNCIL**

**ORDER AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH
UNITED ILLUMINATING COMPANY
STREET LIGHT CONVERSION PROJECT**

Presented by: _____

WHEREAS, the Town of Hamden (Town) has requested that the United Illuminating Company (UI) retrofit 6,865 High Pressure Sodium street lights with Light Emitting Diode technology and add LED streetlights as requested by the Town (Streetlight Conversion Project); and

WHEREAS, the UI will rely upon the Town's request to conduct the Streetlight Conversion Project and the execution of the attached Agreement (incorporated herein and made a part of this Order) to purchase 6,865 LED streetlights, plus 5 additional LED streetlights in advance of the installation for the sole purpose of deploying those streetlights in the Town as part of the Streetlight Conversion Project.

NOW THEREFORE IT IS ORDERED that the Mayor is hereby authorized to enter into and execute an Agreement with the United Illuminating Company for the Streetlight Conversion Project in accordance with the Agreement attached hereto and made a part of this Order.

Adopted by the Legislative Council at its meeting held on _____ 2020.

APPROVED AS TO FORM

Susan Gruen
Town Attorney

Michael McGarry, President
Legislative Council

Kim Renta, Clerk
Legislative Council

APPROVED:

Curt Balzano Leng
Mayor

DATE: _____



Thomas Cariglio
Key Account Manager

7/16/2020

Mayor Curt Balzano Leng
2750 Dixwell Ave.
Hamden, CT 06518

Re: Streetlight Conversion

Dear Mayor Leng:

This letter shall be a binding agreement between The United Illuminating Company (UI) and the Town of Hamden (Municipality), upon execution of this letter agreement by you on behalf of Municipality and its return to UI.

1. Municipality has requested UI to retrofit 6,865 High Pressure Sodium (HPS) street lights, replacing them with Light Emitting Diode (LED) technology ("Streetlight Conversion"). UI will also add LED streetlights requested by the town, which are listed in an Excel Spreadsheet, and attached to this Agreement under Schedule B, Option A.
2. Municipality acknowledges that UI will rely on Municipalities' request to conduct the Streetlight Conversion and the execution of this Agreement to purchase 6,865 LED streetlights, plus five additional LED streetlights requested by the Town, in advance of installation for the sole purpose of deploying those streetlights in the Municipality as part of the Streetlight Conversion. Municipality further acknowledges that the streetlights purchased by UI at the request of Municipality have no other application in UI's service territory. Municipality further acknowledges that its refusal to allow UI to complete the Streetlight Conversion or otherwise prohibit the deployment of those streetlights in the Municipality consistent with this Streetlight Conversion project after the execution of the Agreement will cause the Company to suffer damages.
3. Municipality further acknowledges that it has received the information identified on Schedule A concerning the effects of usage of LED lights for street lighting and has selected LED cobra-head light fixtures at the current utility standard correlated color temperature (CCT) of 3000 kelvin (K), for installation in the Municipality.
4. Schedule B attached hereto sets forth the relevant information concerning wattage selection by the Municipality and the locations of streetlights that the parties have agreed are to be converted.
5. The rate applicable for service is UI's LED rate tariff, as amended from time to time by order of the CT Public Utilities Regulatory Authority (PURA). This letter agreement is subject to UI's Terms and Conditions in force and on file with PURA,

as amended from time to time, and to all applicable laws, governmental regulations and governmental orders, including those of PURA.

6. Municipality acknowledges and agrees that if Municipality desires to remove, modify or replace the LED light fixtures installed by UI, including through wattage reduction, lumen increase, removal of light or change of correlated color temperature, such removal, modification or replacement shall be at the sole cost of Municipality and, in such event, UI shall invoice Municipality for the actual costs of such removal, modification or replacement. Municipality agrees that it shall pay such invoice within sixty (60) days of receipt.
7. The Town and UI acknowledge that, per town ordinance, the chief of police will decide where and whether police officers will be required for traffic control during the retrofit and installation of the streetlights. Municipality agrees that UI shall not be required to pay for such police officers. UI agrees to provide other traffic control for main streets or high traffic areas as UI deems reasonably necessary.

If you are in agreement with the terms of this letter agreement and wish to proceed with the above-described retrofit and installation, please indicate the Municipality's agreement with your authorized signature below.

Very truly yours,

The United Illuminating Company

By: The United Illuminating Company
Name: Tom Cariglio
Title: Key Account Manager

ACCEPTED:

Town of Hamden

By: _____

Name: Curt Balzano Leng

Title: Mayor

Duly Authorized

Date _____

SCHEDULE A

Information Provided about LED Street Lighting

1. Press Release: AMA Adopts Guidance to Reduce Harm from High Intensity Street Lights June 14, 2016
2. REPORT OF THE COUNCIL ON SCIENCE AND PUBLIC HEALTH CSAPH Report 2-A-16, Subject: Human and Environmental Effects of Light Emitting Diode (LED) Community Lighting
3. Engineering Illuminating Society (IES) Response to AMA Recommendation
4. NEMA Comments on American Medical Association Community Guidance: Advocating and Support for Light Pollution Control Efforts and Glare Reduction for Both Public Safety and Energy Savings, June 24, 2016
5. US DOE response to AMA

SCHEDULE B

The United Illuminating Company's Street Lighting Rate Light-Emitting Diode (LED), tariff - effective January 1, 2020

Existing HPS Cobra-head Offerings	Recommended LED 3000K Cobra-head Equivalent Offerings
50 HPS Cobra	19 LED Cobra
70 HPS Cobra	24 LED Cobra
100 HPS Cobra	39 LED Cobra
150 HPS Cobra	56 LED Cobra
250 HPS Cobra	81 LED Cobra
400 HPS Cobra	121 LED Cobra

Town/City Wattage Decision: Please select only one option below.

Option A: Town/City would like the United Illuminating Company to install recommended wattages as listed above.

Option B: Town/City would like the United Illuminating Company to install recommended wattages as identified in the table below.

Existing HPS Cobra-head Offerings	Selected LED Cobrahead Wattage (Please select wattage from LED list above)
50 HPS Cobra	
70 HPS Cobra	
100 HPS Cobra	
150 HPS Cobra	
250 HPS Cobra	
400 HPS Cobra	

Option C: Town/City would like to provide a detailed plan that will specify wattages. Supporting documentation will be required for this option.

Hamden LED Street Lighting Analysis

No.	Qty	Existing Ltg	Existing		Proposed (based on tariff recommendations)						Notes
			Annual Cost/Fixt	Total Cost	Equivalent LED Wattage #1	Annual Cost/Fixture	Total Annual Cost	Annual Savings			
1	3,850	50 HPS Cobra	\$ 128.30	\$ 493,955.00	19 LED Cobra	\$ 88.67	\$ 341,379.50	\$ 152,575.50	Recommendations based on LED rate tariff		
2	1,435	70 HPS Cobra	\$ 150.46	\$ 215,910.10	24 LED Cobra	\$ 93.67	\$ 134,416.45	\$ 81,493.65	Recommendations based on LED rate tariff		
3	640	100 HPS Cobra	\$ 203.96	\$ 130,534.40	39 LED Cobra	\$ 127.94	\$ 81,881.60	\$ 48,652.80	Recommendations based on LED rate tariff		
4	871	150 HPS Cobra	\$ 266.64	\$ 232,243.44	56 LED Cobra	\$ 153.95	\$ 134,090.45	\$ 98,152.99	Recommendations based on LED rate tariff		
5	68	250 HPS Cobra	\$ 384.08	\$ 26,117.44	81 LED Cobra	\$ 219.96	\$ 14,957.28	\$ 11,160.16	Recommendations based on LED rate tariff		
6	1	400 MH Cobra	\$ 570.29	\$ 570.29	121 LED Cobra	\$ 321.41	\$ 321.41	\$ 248.88	Recommendations based on LED rate tariff		
7	-	100 HPS Acorn	\$ 318.28	\$ -	100 HPS Acorn	\$ 318.28	\$ -	\$ -	Lighting technology is not included in this conversion project.		
8	-	175 MH Acorn	\$ 352.71	\$ -	175 MH Acorn	\$ 352.71	\$ -	\$ -	Lighting technology is not included in this conversion project.		
9	-	250 HPS Flood	\$ 341.36	\$ -	250 HPS Flood	\$ 341.36	\$ -	\$ -	Lighting technology is not included in this conversion project.		
10	-	400 HPS Flood	\$ 482.71	\$ -	400 HPS Flood	\$ 482.71	\$ -	\$ -	Lighting technology is not included in this conversion project.		
11	-	100 HPS Colonial	\$ 243.60	\$ -	100 HPS Colonial	\$ 243.60	\$ -	\$ -	Lighting technology is not included in this conversion project.		
12	-	100 HPS Contemporary	\$ 268.89	\$ -	Contemporary	\$ 268.89	\$ -	\$ -	Lighting technology is not included in this conversion project.		
	6,865			\$ 1,099,330.67			\$ 707,046.69	\$ 392,283.98			

Disclaimers:

- 1 The findings and conclusions in this report are estimates only. UI does not guarantee that the savings amounts will be achieved.
- 2 Generation costs and savings are based off of .07466. This rate amount is subject to change.
- 3 Cost and savings calculations are based on street lighting tariffs that went into effect on 1/1/2020.
- 4 Proposed options include recommended LED fixture wattages based on equivalent lumen output for the incumbent technology (i.e. HPS & MH) per the LED rate tariff.
- 5 Fixture quantities are approximate and subject to change.
- 6 UI is not responsible for maintaining existing light levels.

American Medical Association warns of health and safety problems from 'white' LED streetlights

June 17, 2016 3.48pm EDT

Author

1. Richard G. "Bugs" Stevens

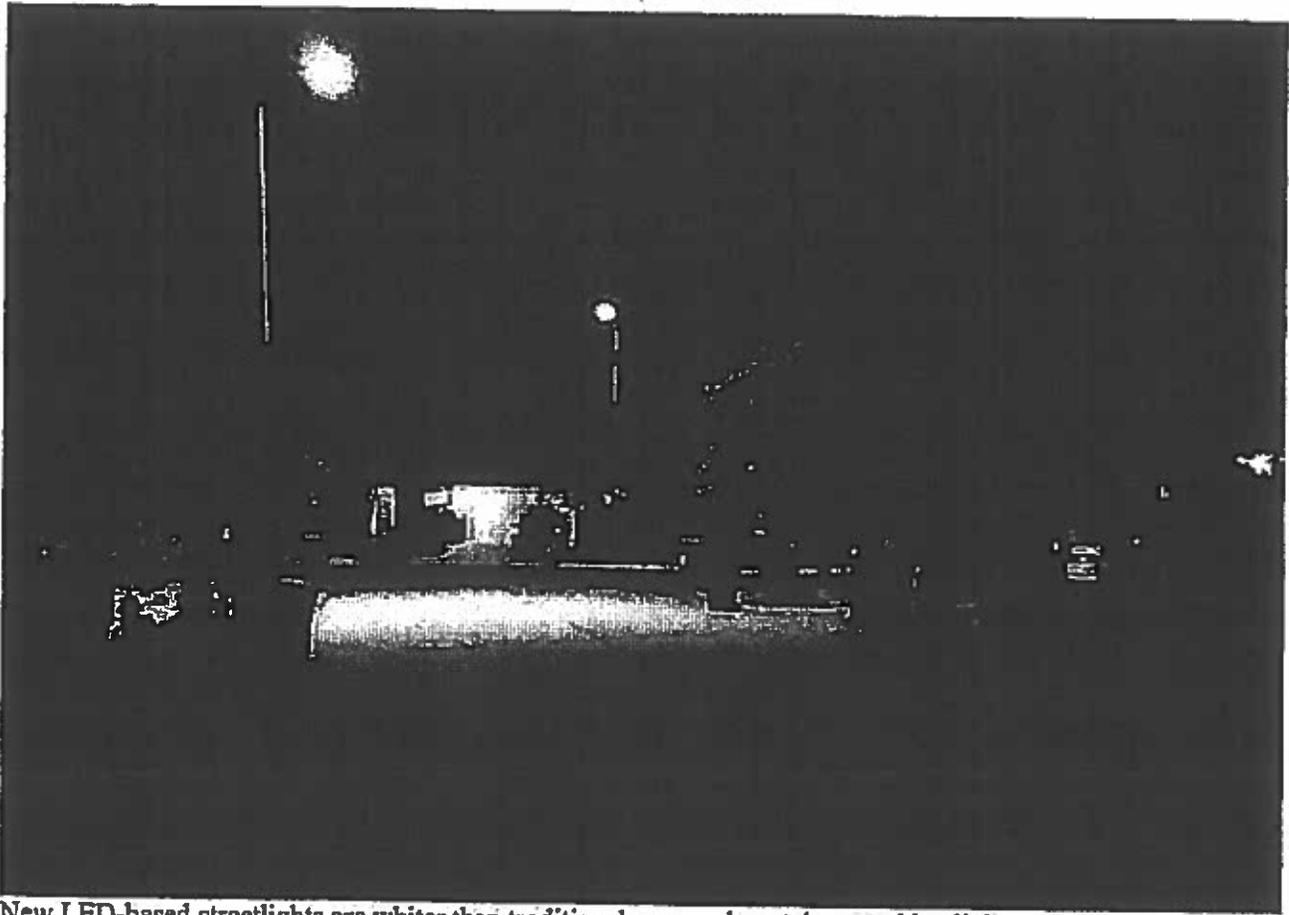
Professor, School of Medicine, University of Connecticut

Disclosure statement

Richard G. "Bugs" Stevens does not work for, consult, own shares in or receive funding from any company or organization that would benefit from this article, and has disclosed no relevant affiliations beyond the academic appointment above.

Partners

UCONN UNIVERSITY OF CONNECTICUT



New LED-based streetlights are whiter than traditional ones and contain more blue light, which can disrupt people's circadian rhythms. [meltedplastic/flickr](#).

The American Medical Association (AMA) has just adopted an official policy statement about street lighting: cool it and dim it.

The statement, adopted unanimously at the AMA's annual meeting in Chicago on June 14, comes in response to the rise of new LED street lighting sweeping the country. An AMA committee issued guidelines on how communities can choose LED streetlights to "minimize potential harmful human health and environmental effects."

Municipalities are replacing existing streetlights with efficient and long-lasting LEDs to save money on energy and maintenance. Although the streetlights are delivering these benefits, the AMA's stance reflects how important proper design of new technologies is and the close connection between light and human health.



Light is composed of light of different colors (red, blue and green) and some LED streetlights have a relatively high portion of blue light, which can disrupt people's circadian rhythms. [flakeparadigm/flickr](https://www.flickr.com/photos/flakeparadigm/), CC BY-SA

The AMA's statement recommends that outdoor lighting at night, particularly street lighting, should have a color temperature of no greater than 3000 Kelvin (K). Color temperature (CT) is a measure of the spectral content of light from a source; how much blue, green, yellow and red there is in it. A higher CT rating generally means greater blue content, and the whiter the light appears.

A white LED at CT 4000K or 5000K contains a high level of short-wavelength blue light; this has been the choice for a number of cities that have recently retrofitted their street lighting such as Seattle and New York.

But in the wake of these installations have been complaints about the harshness of these lights. An extreme example is the city of Davis, California, where the residents demanded a complete replacement of these high color temperature LED street lights.

Can communities have more efficient lighting without causing health and safety problems?

Two problems with LED street lighting

An incandescent bulb has a color temperature of 2400K, which means it contains far less blue and far more yellow and red wavelengths. Before electric light, we burned wood and candles at night; this artificial light has a CT of about 1800K, quite yellow/red and almost no blue. What we have now is very different.

The new "white" LED street lighting which is rapidly being retrofitted in cities throughout the country has two problems, according to the AMA. The first is discomfort and glare. Because LED light is so concentrated and has high blue content, it can cause severe glare, resulting in pupillary constriction in the eyes. Blue light scatters more in the human eye than the longer wavelengths of yellow and red, and sufficient levels can damage the retina. This can cause problems seeing clearly for safe driving or walking at night.

You can sense this easily if you look directly into one of the control lights on your new washing machine or other appliance: it is very difficult to do because it hurts. Street lighting can have this same effect, especially if its blue content is high and there is not appropriate shielding.

The other issue addressed by the AMA statement is the impact on human circadian rhythmicity.

Color temperature reliably predicts spectral content of light – that is, how much of each wavelength is present. It's designed specifically for light that comes off the tungsten filament of an incandescent bulb.

However, the CT rating does not reliably measure color from fluorescent and LED lights.

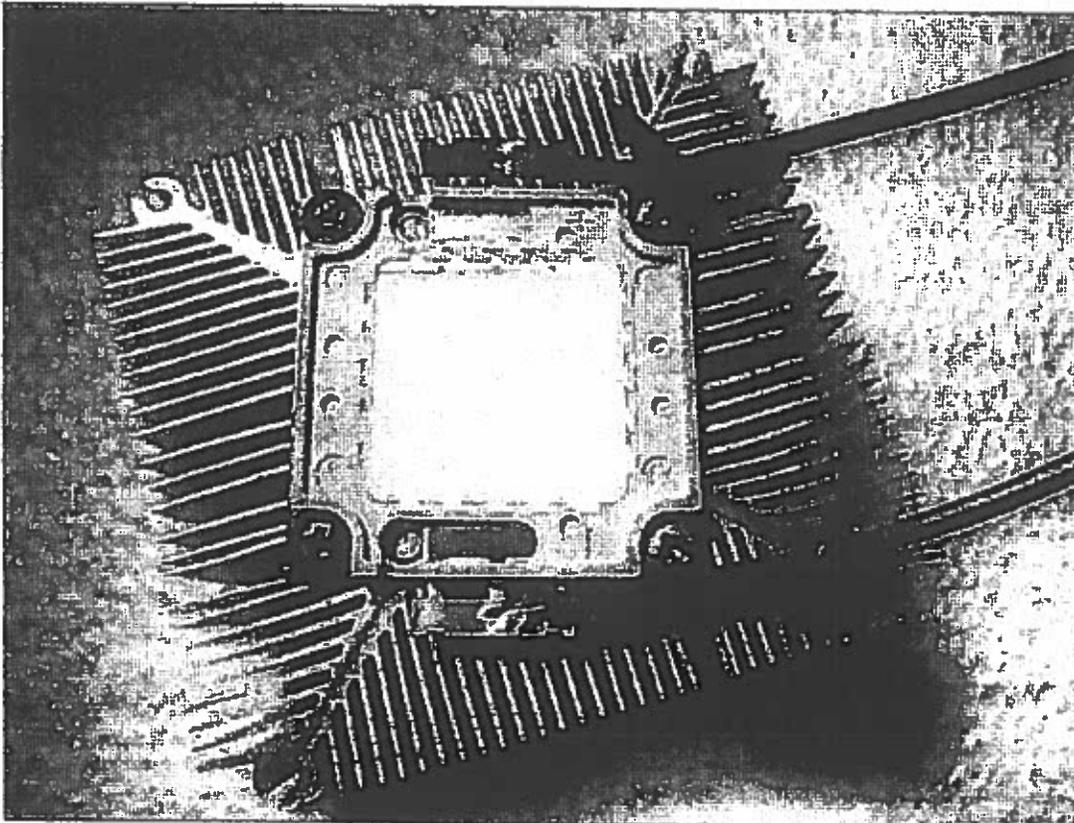
Another system for measuring light color for these sources is called correlated color temperature (CCT). It adjusts the spectral content of the light source to the color sensitivity of human vision. Using this rating, two different 3000K light sources could have fairly large differences in blue light content.

Therefore, the AMA's recommendation for CCT below 3000K is not quite enough to be sure that blue light is minimized. The actual spectral irradiance of the LED – the relative amounts of each of the colors produced – should be considered, as well.

The reason lighting matters

The AMA policy statement is particularly timely because the new World Atlas of Artificial Night Sky Brightness just appeared last week, and street lighting is an important component of light pollution. According to the AMA statement, one of the considerations of lighting the night is its impact on human health.

In previous articles for The Conversation, I have described how lighting affects our normal circadian physiology, how this could lead to some serious health consequences and most recently how lighting the night affects sleep.



LEDs (the yellow device) produce a highly concentrated light, which makes glare a problem for LED streetlights since it can hamper vision at night. [razor512/flickr](#), CC BY

In the case of white LED light, it is estimated to be five times more effective at suppressing melatonin at night than the high pressure sodium lamps (given the same light output) which have been the mainstay of street lighting for decades. Melatonin suppression is a marker of circadian disruption, which includes disrupted sleep.

Bright electric lighting can also adversely affect wildlife by, for example, disturbing migratory patterns of birds and some aquatic animals which nest on shore.

Street lighting and human health

The AMA has made three recommendations in its new policy statement:

First, the AMA supports a "proper conversion to community based Light Emitting Diode (LED) lighting, which reduces energy consumption and decreases the use of fossil fuels."

Second, the AMA "encourage[s] minimizing and controlling blue-rich environmental lighting by using the lowest emission of blue light possible to reduce glare."

Third, the AMA "encourage[s] the use of 3000K or lower lighting for outdoor installations such as roadways. All LED lighting should be properly shielded to minimize glare and detrimental human and environmental effects, and consideration should be given to utilize the ability of LED lighting to be dimmed for off-peak time periods."

There is almost never a completely satisfactory solution to a complex problem. We must have lighting at night, not only in our homes and businesses, but also outdoors on our streets. The need for energy efficiency is serious, but so too is minimizing human risk from bad lighting, both due to glare and to circadian disruption. LED technology can optimize both when properly designed.

DISCLAIMER

This e-mail message is intended only for the personal use of the recipient(s) named above. This message may be an attorney-client communication and as such privileged and confidential and/or it may include attorney work product. If you are not an intended recipient, you may not review, copy or distribute this message. If you have received this communication in error, please notify us immediately by e-mail and delete the original message.

SSL Postings

U.S. DEPARTMENT OF ENERGY

June 21, 2016

LED Street Lighting

The American Medical Association's (AMA) recently adopted community guidance on street lighting adds another influential voice to issues that have been discussed in the lighting community for some time now, regarding light at night, its potential impacts on human health and the environment, and how best to minimize those impacts. While the AMA's guidance is intended to reduce the harmful human and environmental effects of street lighting in general, it focuses on LEDs in particular. But it's important to note that these issues are neither new nor restricted to LED technology.

As explained in the DOE Fact Sheet True Colors, there's nothing inherently different about the blue light emitted by LEDs; that is, at the same power and wavelength, electromagnetic energy is the same, regardless of source type. And as the potential for undesirable effects from exposure to light at night emerges from evolving research, the implications apply to *all* light sources — including, but by no means limited to, LEDs. Further, these research results are often also relevant to light we receive from televisions, phones, computer displays, and other such devices.

While there's nothing inherently dangerous about LED lighting, it should be used with the same prudence with which we use any other technology. This means that although LED lighting is an energy-efficient way to illuminate streets, it's important to direct the light only where it's needed; to make sure the emitted spectrum supports visibility, safety, and the health of humans and other living creatures; and to limit glare for pedestrians, bicyclists, and drivers.

In that regard, LEDs have a number of distinct advantages over other lighting technologies. For one thing, their dimmability means LED street lighting systems can now provide only the level of illumination needed at any given time — which is nearly impossible for conventional street lighting products. And LEDs also offer a high degree of control over the pattern and evenness of light on the ground. By contrast, conventional lamp-based technologies produce light in all directions, so more than half of the output is typically redirected toward the desired target by means of reflectors and lenses. This results in a considerable amount of light spilling in unwanted directions and spreading unevenly across the area, which not only wastes energy but may also cause light-at-night problems, such as impacts on wildlife. When an LED replaces an incumbent product, such as a high-pressure sodium streetlight, the LED can often meet the illumination requirement with only half of the total lumens of the incumbent lamp.

What's more, unlike other lighting technologies, the spectral content of LEDs can be tailored to order — which means that, for example, the blue light emitted can be

minimized. As noted above, there isn't anything special about the blue light emitted by an LED. The "blue" spectrum of visible light actually covers a range of wavelengths, from blue-violet to blue-green, although there's no specific definition of "blue light." Correlated color temperature (CCT) is a rough measure of the balance of energy in a spectrum, with lower values indicating relatively less blue content. While CCT doesn't explicitly characterize the potential for nonvisual effects, it's generally able to indicate the spectrum-specific potential for these effects, which also critically depend on quantity and duration of exposure. In point of fact, if one compares the blue content of an LED source with that of any other source, with both sources at the same CCT, the LED source emits about the same amount of blue. This applies to halogen, fluorescent, high-pressure sodium, metal halide, induction, and other source types.

LED street lighting products are available in a range of possible CCTs. Exterior LED lighting products with lower CCTs are now relatively easy to find (although, typically, they're slightly less energy-efficient than those with higher CCTs). At extremely low CCTs, such as the 2200K of high-pressure sodium, the light no longer appears white, and colors can be substantially distorted, reducing visibility. Low CCTs may be beneficial for reducing nonvisual impacts, but they may also reduce the effectiveness of the lighting, potentially even requiring designs with more lumens — which may completely negate the effects of reducing the relative amount of blue light emission.

Some media coverage of concerns about blue light, light at night, and dark-sky issues can give the impression that LEDs are the enemy, when in fact they're a critical part of the solution, which the AMA acknowledges. It's important to remember that these issues have been around for decades, long before the emergence of LED technology. The key takeaway from the AMA's guidance is the importance of properly matching lighting products with the given application, no matter what technology is used. More than any other technology, LEDs offer the capability to provide, for each application, the right amount of light, with the right spectrum, where you need it, when you need it.

Best regards,
Jim Brodrick

As always, if you have questions or comments, you can reach us at postings@akoyaonline.com.



To the IES Membership:

On June 14, 2016, the American Medical Association (AMA) announced its adoption of recommendations contained in CSAPH Report 2-A-16 entitled *"Human and Environmental Effects of Light Emitting Diode (LED) Community Lighting."*^{1 2} This report was approved as part of the AMA's Council on Science and Public Health (CSPAH) proceedings. The IES was not consulted in this process.

The adopted AMA recommendations in this report are:

1. *That our American Medical Association (AMA) support the proper conversion to community-based Light Emitting Diode (LED) lighting, which reduces energy consumption and decreases the use of fossil fuels. (New HOD [AMA's House of Delegates policy-making body] Policy)*
2. *That our AMA encourage minimizing and controlling blue-rich environmental lighting by using the lowest emission of blue light possible to reduce glare. (New HOD Policy)*
3. *That our AMA encourage the use of 3000K or lower lighting for outdoor installations such as roadways. All LED lighting should be properly shielded to minimize glare and detrimental human and environmental effects, and consideration should be given to utilize the ability of LED lighting to be dimmed for off-peak time periods. (New HOD Policy)*

Since the AMA's adoption of this report, several news channels and websites are carrying reports with varying degrees of information and misinformation about the claims and recommendations within the report specific to recommendations 2 and 3, and the accompanying AMA press release. Of primary concern to the IES is the potential for this report and its ensuing press to misinform the public with incomplete or inaccurate claims and improper interpretations. We intend to respond to this through a proper analysis, in keeping with the IES Mission Statement, *"to improve the lighted environment by bringing together those with lighting knowledge and by translating that knowledge into actions that benefit the public."*

We are working with a group of researchers familiar with these issues, representing different institutions and areas of practice, to review the AMA report. Here is where we are at this point:

1. In 2012, the AMA prepared a Report A-12, *"Light Pollution: Adverse Health Effects of Nighttime Illumination."* That 2012 report included 134 references and was consistent with IES Standards and findings. The 2012 report recommendations include, *"Supports the need for further multidisciplinary research on the risks and benefits of occupational*

and environmental exposure to light-at-night”.

2. The new 2016 report contains 37 references, some of which are repeats from the 2012 report. Our first effort is to establish which of these 37 references, if any, provide any new information significant enough to warrant the change in AMA recommendations. We will also determine if any significant references were not included in the report, but should have been, to ensure accuracy.
3. The IES was not represented in the deliberations leading to this document. We intend to contact the AMA and work with them to ensure that any lighting related recommendations include some discussion with the IES.

We are dedicated to perform a thorough and reasoned review of this AMA report, on behalf of the IES, our constituencies, and the general public.

Brian Liebel, Technical Director of Standards

Bob Horner, Director of Public Policy

Mark Lien, Industries Relations Manager

Press Release: <http://www.ama-assn.org/ama/pub/news/news/2016/2016-06-14-community-guidance-street-lighting.page>

Report: Can be downloaded from this site, will require registering on AMA website (free):
<http://www.ama-assn.org/ama/pub/about-ama/our-people/ama-councils/council-science-public-health/reports/2016-reports.page>

ABOUT THE ILLUMINATING ENGINEERING SOCIETY (IES)

IES is the oldest and largest educational and scientific society in North America devoted to lighting. Since 1906, the IES has sought to improve the lighted environment by bringing together those with lighting knowledge and by translating that knowledge into actions that benefit the public. A broad variety of programs, including publications, conferences and seminars, have been established to accomplish this mission. IES publishes and distributes the finest lighting literature authored by committees with the most experienced minds in industry and academia today. For more information about IES, go to <http://www.ies.org/>.

###



The United Illuminating Company

Street & Security Lighting Rate Light-Emitting Diode (LED)

Applies throughout the Company's Service Area.

Availability:

Service under this rate is available to any Customer.

Installation:

The Company will furnish and maintain its standard equipment necessary for supplying this service.

Where one or more wood poles must be installed in order to receive service, the Customer will make a one-time payment of \$682.57 per pole and is responsible thereafter for the cost of any subsequent replacement poles. Alternatively, the Customer may pay a monthly charge of \$15.66 per pole. The annual charge for standard ornamental poles (*) will be \$644.27, alternatively, the Customer may pay a monthly charge of \$53.68 per pole.

Where an overhead service pole is installed at a location more than one span distant from the Company's overhead distribution facilities, or an underground service ornamental pole is installed at a location more than 150 feet distant from the Company's underground distribution facilities, or an underground service low post fixture is installed at a location more than 50 feet distant from the Company's underground distribution facilities, the Customer will be required to reimburse the Company for the installation cost attributable to such excess distance.

Where underground service to low post fixtures is not installed concurrently with the installation of underground distribution facilities, the Customer is responsible for reimbursing the Company for all trenching, back-filling and resurfacing costs.

The Customer is responsible for reimbursing the Company for any other excess installation costs created by unusual conditions.

The standard color temperature lamp for metal halide replacement lighting is 4000 Kelvin. The Customer may chose a 3000 Kelvin color temperate lamp for those lumen and fixture combinations that the option is available, as indicated in the section Annual Rate per Light, which follows in this tariff below. The standard color lamp for high pressure sodium replacement lighting is 3000 Kelvin.

Billing:

Kilowatt-hour consumption shall be calculated using the actual connected load of the particular lamp and fixture for which the customer is being billed, plus an additional allowance representing the line losses for service remote from the Company's secondary distribution system. Kilowatt-hour consumption shall be calculated for 4150 hours of operation per year for photo-controlled systems that are designed for night operation from approximately one-half hour after sunset until one-half hour before sunrise.

The following components are to be added to the proposed standard offer rate for Light Emitting Diode (LED) Rate LED:

Generation Charges

January - June

Standard Service Generation	10.9333¢/kWh
Bypassable FMCC	0.0000¢/kWh

Delivery Charges

Systems Benefits Charge**	0.7071¢/kWh
Conservation Charge**	0.6000¢/kWh
Renewable Energy Charge**	0.1000¢/kWh

Non-Bypassable FMCC*

Summer	0.0000¢/kWh
Winter	0.0000¢/kWh

* Federally Mandated Congestion Costs

**On bills these items are combined and labeled "Combined Public Benefits Charge".

Transmission Charge

Seasonal

Winter:	Jan. - May	2.3199¢/kWh
	Oct. - Dec.	2.3199¢/kWh
Summer	June - September	2.8999¢/kWh

Payment:

These unbundled components as well as any adjustments or charges based on kWh will be based on monthly burn hours.

Annual Rates per Light:

Overhead Service from Overhead Circuits to Standard Lights on Standard Wooden Poles.

Cobra Head Fixtures

LED Lumen Rating 3000K / 4000K	Fixture Wattage Range Low – High	Annual Rate
2,300 L / 2,395 L	12 - 30	\$ 79.84
2,945 L / 3,026 L	20 - 39	\$ 82.52
4,739 L / 4,870 L	30 - 53	\$109.82
6,962 L / 7,154 L	50 - 76	\$127.94
9,879 L / 10,151 L	70 - 107	\$182.33
15,104 L / 15,520 L	111 - 166	\$265.20

Floodlight Fixtures

LED Lumen Rating 3000K / 4000K	Fixture Wattage Range Low – High	Annual Rate
10,122 L / 10,530 L	64 - 85	\$182.33
16,268 L / 16,932 L	96 - 128	\$265.20
32,001 L / 33,289 L	207 - 261	\$302.94

Shoe Box Fixtures

LED Lumen Rating 3000K / 4000K	Fixture Wattage Range Low – High	Annual Rate
6,982 L / 7,111 L	42 - 57	\$139.30
16,832 L / 17,144 L	91 - 131	\$265.20

Mongoose Fixtures

LED Lumen Rating 3000K / 4000K	Fixture Wattage Range Low – High	Annual Rate
9,632 L / 9,909 L	54 - 85	\$217.29
15,763 L / 16,215 L	93 - 129	\$265.20

Underground Service from Underground Circuits to Standard Lights on Standard Wooden Poles will be charged an additional \$138.70 per year for facilities installed on or after August 29, 1983.

Underground Service from Underground Circuits to Lights on Low Posts

Acorn Fixture

LED Lumen Rating 3000K / 4000K	Fixture Wattage Range Low – High	Annual Rate
5,863 L / 6,070 L	35 - 51	\$228.53

Decorative Colonial or Modern Fixture

LED Lumen Rating 3000K / 4000K	Fixture Wattage Range Low – High	Annual Rate
4,510 L / 5,094 L	35 - 51	\$154.06

Payment:

One twelfth of the above annual rates will be billed monthly.

Hours of Operation:

Lights supplied under this rate will be operated each night approximately from one-half hour after sunset until one-half hour before sunrise, approximately 4150 hours each year. The Customer shall be responsible for notifying the Company of outage, and lamp replacements will normally be made on the first working day after notification.

Purchased Power Adjustment Clause:

The above *Annual Rates per Light* will be increased or decreased, as appropriate, by an amount determined in accordance with the Company's Purchased Power Adjustment Clause. The

amount of the Purchased Power Adjustment for each Light will be determined each month by multiplying the Company's Purchased Power Adjustment by the Estimated Kilowatt Hours specified below opposite the Lumen Rating of such Light.

Transmission Adjustment Clause:

The above transmission charge will be increased or decreased every six months by an amount determined by state and federal regulations.

Decoupling Rider:

This rate is subject to a decoupling adjustment which will be assessed in accordance with the Company's DR Rider C.P.U.C.A. No. 634.

Estimated Kilowatt-hours:

The amount of the Purchased Power Adjustment for each Light will be determined each month by multiplying the Company's Purchased Power Adjustment by the Estimated Monthly Kilowatt Hours (wattage divided by 1,000 times monthly burn hours).

The following are the burn hours of each month:

January	433
February*	365
March	364
April	310
May	280
June	251
July	269
August	301
September	334
October	388
November	413
<u>December</u>	<u>442</u>
Total	4150
*Leap Year	377

Minimum Term of Service:

If Company owned lighting facilities are removed at the request of the Customer, the Customer shall reimburse the Company for the original cost, less accumulated provisions for depreciation and net salvage, of the facilities removed, plus all labor and other expenses incurred.

There is no minimum term of service for generation service.

Terms and Conditions:

The Company's Terms and Conditions in effect from time to time where not inconsistent with any specific provisions hereof are a part of this rate.

Effective: January 1, 2020

*Effective January 1, 2020
Decision dated November 26, 2019 & December 23, 2019
Docket Nos. 16-06-04, 19-01-02 & 19-03-02*

*Supersedes C.P.U.C.A. No. 1055
Effective July 1, 2019
Decision dated May 29, 2019 & June 20, 2019
Docket Nos. 19-01-02 & 19-03-02*

REPORT OF THE COUNCIL ON SCIENCE AND PUBLIC HEALTH

CSAPH Report 2-A-16

Subject: Human and Environmental Effects of Light Emitting Diode (LED) Community Lighting

Presented by: Louis J. Kraus, MD, Chair

Referred to: Reference Committee E
(Theodore Zanker, MD, Chair)

1 INTRODUCTION

2
3 With the advent of highly efficient and bright light emitting diode (LED) lighting, strong economic
4 arguments exist to overhaul the street lighting of U.S. roadways.¹⁻³ Valid and compelling reasons
5 driving the conversion from conventional lighting include the inherent energy efficiency and longer
6 lamp life of LED lighting, leading to savings in energy use and reduced operating costs, including
7 taxes and maintenance, as well as lower air pollution burden from reduced reliance on fossil-based
8 carbon fuels.

9
10 Not all LED light is optimal, however, when used as street lighting. Improper design of the lighting
11 fixture can result in glare, creating a road hazard condition.^{4,5} LED lighting also is available in
12 various color correlated temperatures. Many early designs of white LED lighting generated a color
13 spectrum with excessive blue wavelength. This feature further contributes to disability glare, i.e.,
14 visual impairment due to stray light, as blue wavelengths are associated with more scattering in the
15 human eye, and sufficiently intense blue spectrum damages retinas.^{6,7} The excessive blue spectrum
16 also is environmentally disruptive for many nocturnal species. Accordingly, significant human and
17 environmental concerns are associated with short wavelength (blue) LED emission. Currently,
18 approximately 10% of existing U.S. street lighting has been converted to solid state LED
19 technology, with efforts underway to accelerate this conversion. The Council is undertaking this
20 report to assist in advising communities on selecting among LED lighting options in order to
21 minimize potentially harmful human health and environmental effects.

22 METHODS

23
24
25 English language reports published between 2005 and 2016 were selected from a search of the
26 PubMed and Google Scholar databases using the MeSH terms "light," "lighting methods,"
27 "color," "photoc stimulation," and "adverse effects," in combination with "circadian
28 rhythm/physiology/radiation effects," "radiation dosage/effects," "sleep/physiology," "ecosystem,"
29 "environment," and "environmental monitoring." Additional searches using the text terms "LED"
30 and "community," "street," and "roadway lighting" were conducted. Additional information and
31 perspective were supplied by recognized experts in the field.

32 ADVANTAGES AND DISADVANTAGES OF LED STREET LIGHTS

33
34
35 The main reason for converting to LED street lighting is energy efficiency; LED lighting can
36 reduce energy consumption by up to 50% compared with conventional high pressure sodium (HPS)

1 lighting. LED lighting has no warm up requirement with a rapid “turn on and off” at full intensity.
2 In the event of a power outage, LED lights can turn on instantly when power is restored, as
3 opposed to sodium-based lighting requiring prolonged warm up periods. LED lighting also has the
4 inherent capability to be dimmed or tuned, so that during off peak usage times (e.g., 1 to 5 AM),
5 further energy savings can be achieved by reducing illumination levels. LED lighting also has a
6 much longer lifetime (15 to 20 years, or 50,000 hours), reducing maintenance costs by decreasing
7 the frequency of fixture or bulb replacement. That lifespan exceeds that of conventional HPS
8 lighting by 2-4 times. Also, LED lighting has no mercury or lead, and does not release any toxic
9 substances if damaged, unlike mercury or HPS lighting. The light output is very consistent across
10 cold or warm temperature gradients. LED lights also do not require any internal reflectors or glass
11 covers, allowing higher efficiency as well, if designed properly.^{8,9}

12
13 Despite the benefits of LED lighting, some potential disadvantages are apparent. The initial cost is
14 higher than conventional lighting; several years of energy savings may be required to recoup that
15 initial expense.¹⁰ The spectral characteristics of LED lighting also can be problematic. LED
16 lighting is inherently narrow bandwidth, with “white” being obtained by adding phosphor coating
17 layers to a high energy (such as blue) LED. These phosphor layers can wear with time leading to a
18 higher spectral response than was designed or intended. Manufacturers address this problem with
19 more resistant coatings, blocking filters, or use of lower color temperature LEDs. With proper
20 design, higher spectral responses can be minimized. LED lighting does not tend to abruptly “burn
21 out,” rather it dims slowly over many years. An LED fixture generally needs to be replaced after it
22 has dimmed by 30% from initial specifications, usually after about 15 to 20 years.¹¹

23
24 Depending on the design, a large amount of blue light is emitted from some LEDs that appear white
25 to the naked eye. The excess blue and green emissions from some LEDs lead to increased light
26 pollution, as these wavelengths scatter more within the eye and have detrimental environmental
27 and glare effects. LED’s light emissions are characterized by their correlated color temperature
28 (CCT) index.^{12,13} The first generation of LED outdoor lighting and units that are still widely being
29 installed are “4000K” LED units. This nomenclature (Kelvin scale) reflects the equivalent color of
30 a heated metal object to that temperature. The LEDs are cool to the touch and the nomenclature has
31 nothing to do with the operating temperature of the LED itself. By comparison, the CCT associated
32 with daylight light levels is equivalent to 6500K, and high pressure sodium lighting (the current
33 standard) has a CCT of 2100K. Twenty-nine percent of the spectrum of 4000K LED lighting is
34 emitted as blue light, which the human eye perceives as a harsh white color. Due to the point-
35 source nature of LED lighting, studies have shown that this intense blue point source leads to
36 discomfort and disability glare.¹⁴

37
38 More recently engineered LED lighting is now available at 3000K or lower. At 3000K, the human
39 eye still perceives the light as “white,” but it is slightly warmer in tone, and has about 21% of its
40 emission in the blue-appearing part of the spectrum. This emission is still very blue for the
41 nighttime environment, but is a significant improvement over the 4000K lighting because it
42 reduces discomfort and disability glare. Because of different coatings, the energy efficiency of
43 3000K lighting is only 3% less than 4000K, but the light is more pleasing to humans and has less
44 of an impact on wildlife.

45 *Glare*

46
47
48 Disability glare is defined by the Department of Transportation (DOT) as the following:

49
50 “Disability glare occurs when the introduction of stray light into the eye reduces the ability to
51 resolve spatial detail. It is an objective impairment in visual performance.”

1 Classic models of this type of glare attribute the deleterious effects to intraocular light scatter in the
2 eye. Scattering produces a veiling luminance over the retina, which effectively reduces the contrast
3 of stimulus images formed on the retina. The disabling effect of the veiling luminance has serious
4 implications for nighttime driving visibility.¹⁵

5
6 Although LED lighting is cost efficient and inherently directional, it paradoxically can lead to
7 worse glare than conventional lighting. This glare can be greatly minimized by proper lighting
8 design and engineering. Glare can be magnified by improper color temperature of the LED, such as
9 blue-rich LED lighting. LEDs are very intense point sources that cause vision discomfort when
10 viewed by the human eye, especially by older drivers. This effect is magnified by higher color
11 temperature LEDs, because blue light scatters more within the human eye, leading to increased
12 disability glare.¹⁶

13
14 In addition to disability glare and its impact on drivers, many residents are unhappy with bright
15 LED lights. In many localities where 4000K and higher lighting has been installed, community
16 complaints of glare and a "prison atmosphere" by the high intensity blue-rich lighting are common.
17 Residents in Seattle, WA have demanded shielding, complaining they need heavy drapes to be
18 comfortable in their own homes at night.¹⁷ Residents in Davis, CA demanded and succeeded in
19 getting a complete replacement of the originally installed 4000K LED lights with the 3000K
20 version throughout the town at great expense.¹⁸ In Cambridge, MA, 4000K lighting with dimming
21 controls was installed to mitigate the harsh blue-rich lighting late at night. Even in places with a
22 high level of ambient nighttime lighting, such as Queens in New York City, many complaints were
23 made about the harshness and glare from 4000K lighting.¹⁹ In contrast, 3000K lighting has been
24 much better received by citizens in general.

25 26 *Unshielded LED Lighting*

27
28 Unshielded LED lighting causes significant discomfort from glare. A French government report
29 published in 2013 stated that due to the point source nature of LED lighting, the luminance level of
30 unshielded LED lighting is sufficiently high to cause visual discomfort regardless of the position,
31 as long as it is in the field of vision. As the emission surfaces of LEDs are highly concentrated
32 point sources, the luminance of each individual source easily exceeds the level of visual
33 discomfort, in some cases by a factor of 1000.¹⁷

34
35 Discomfort and disability glare can decrease visual acuity, decreasing safety and creating a road
36 hazard. Various testing measures have been devised to determine and quantify the level of glare
37 and vision impairment by poorly designed LED lighting.²⁰ Lighting installations are typically
38 tested by measuring foot-candles per square meter on the ground. This is useful for determining the
39 efficiency and evenness of lighting installations. This method, however, does not take into account
40 the human biological response to the point source. It is well known that unshielded light sources
41 cause pupillary constriction, leading to worse nighttime vision between lighting fixtures and
42 causing a "veil of illuminance" beyond the lighting fixture. This leads to worse vision than if the
43 light never existed at all, defeating the purpose of the lighting fixture. Ideally LED lighting
44 installations should be tested in real life scenarios with effects on visual acuity evaluated in order to
45 ascertain the best designs for public safety.

46 47 *Proper Shielding*

48
49 With any LED lighting, proper attention should be paid to the design and engineering features.
50 LED lighting is inherently a bright point source and can cause eye fatigue and disability glare if it
51 is allowed to directly shine into human eyes from roadway lighting. This is mitigated by proper

1 design, shielding and installation ensuring that no light shines above 80 degrees from the
2 horizontal. Proper shielding also should be used to prevent light trespass into homes alongside the
3 road, a common cause of citizen complaints. Unlike current HPS street lighting, LEDs have the
4 ability to be controlled electronically and dimmed from a central location. Providing this additional
5 control increases the installation cost, but may be worthwhile because it increases long term energy
6 savings and minimizes detrimental human and environmental lighting effects. In environmentally
7 sensitive or rural areas where wildlife can be especially affected (e.g., near national parks or bio-
8 rich zones where nocturnal animals need such protection), strong consideration should be made for
9 lower emission LEDs (e.g., 3000K or lower lighting with effective shielding). Strong consideration
10 also should be given to the use of filters to block blue wavelengths (as used in Hawaii), or to the
11 use of inherent amber LEDs, such as those deployed in Quebec. Blue light scatters more widely
12 (the reason the daytime sky is “blue”), and unshielded blue-rich lighting that travels along the
13 horizontal plane increases glare and dramatically increases the nighttime sky glow caused by
14 excessive light pollution.

15 16 POTENTIAL HEALTH EFFECTS OF “WHITE” LED STREET LIGHTING

17
18 Much has been learned over the past decade about the potential adverse health effects of electric
19 light exposure, particularly at night.²¹⁻²⁵ The core concern is disruption of circadian rhythmicity.
20 With waning ambient light, and in the absence of electric lighting, humans begin the transition to
21 nighttime physiology at about dusk; melatonin blood concentrations rise, body temperature drops,
22 sleepiness grows, and hunger abates, along with several other responses.

23
24 A number of controlled laboratory studies have shown delays in the normal transition to nighttime
25 physiology from evening exposure to tablet computer screens, backlit e-readers, and room light
26 typical of residential settings.²⁶⁻²⁸ These effects are wavelength and intensity dependent,
27 implicating bright, short wavelength (blue) electric light sources as disrupting transition. These
28 effects are not seen with dimmer, longer wavelength light (as from wood fires or low wattage
29 incandescent bulbs). In human studies, a short-term detriment in sleep quality has been observed
30 after exposure to short wavelength light before bedtime. Although data are still emerging, some
31 evidence supports a long-term increase in the risk for cancer, diabetes, cardiovascular disease and
32 obesity from chronic sleep disruption or shiftwork and associated with exposure to brighter light
33 sources in the evening or night.^{25,29}

34
35 Electric lights differ in terms of their circadian impact.³⁰ Understanding the neuroscience of
36 circadian light perception can help optimize the design of electric lighting to minimize circadian
37 disruption and improve visual effectiveness. White LED streetlights are currently being marketed
38 to cities and towns throughout the country in the name of energy efficiency and long term cost
39 savings, but such lights have a spectrum containing a strong spike at the wavelength that most
40 effectively suppresses melatonin during the night. It is estimated that a “white” LED lamp is at
41 least 5 times more powerful in influencing circadian physiology than a high pressure sodium light
42 based on melatonin suppression.³¹ Recent large surveys found that brighter residential nighttime
43 lighting is associated with reduced sleep time, dissatisfaction with sleep quality, nighttime
44 awakenings, excessive sleepiness, impaired daytime functioning, and obesity.^{29,32} Thus, white LED
45 street lighting patterns also could contribute to the risk of chronic disease in the populations of
46 cities in which they have been installed. Measurements at street level from white LED street lamps
47 are needed to more accurately assess the potential circadian impact of evening/nighttime exposure
48 to these lights.

1 ENVIRONMENTAL EFFECTS OF LED LIGHTING

2
3 The detrimental effects of inefficient lighting are not limited to humans; 60% of animals are
4 nocturnal and are potentially adversely affected by exposure to nighttime electrical lighting. Many
5 birds navigate by the moon and star reflections at night; excessive nighttime lighting can lead to
6 reflections on glass high rise towers and other objects, leading to confusion, collisions and
7 death.³³ Many insects need a dark environment to procreate, the most obvious example being
8 lightning bugs that cannot "see" each other when light pollution is pronounced. Other
9 environmentally beneficial insects are attracted to blue-rich lighting, circling under them until they
10 are exhausted and die.^{34,35} Unshielded lighting on beach areas has led to a massive drop in turtle
11 populations as hatchlings are disoriented by electrical light and sky glow, preventing them from
12 reaching the water safely.³⁵⁻³⁷ Excessive outdoor lighting diverts the hatchlings inland to their
13 demise. Even bridge lighting that is "too blue" has been shown to inhibit upstream migration of
14 certain fish species such as salmon returning to spawn. One such overly lit bridge in Washington
15 State now is shut off during salmon spawning season.

16
17 Recognizing the detrimental effects of light pollution on nocturnal species, U.S. national parks
18 have adopted best lighting practices and now require minimal and shielded lighting. Light pollution
19 along the borders of national parks leads to detrimental effects on the local bio-environment. For
20 example, the glow of Miami, FL extends throughout the Everglades National Park. Proper
21 shielding and proper color temperature of the lighting installations can greatly minimize these types
22 of harmful effects on our environment.

23
24 CONCLUSION

25
26 Current AMA Policy supports efforts to reduce light pollution. Specific to street lighting, Policy H-
27 135.932 supports the implementation of technologies to reduce glare from roadway lighting. Thus,
28 the Council recommends that communities considering conversion to energy efficient LED street
29 lighting use lower CCT lights that will minimize potential health and environmental effects. The
30 Council previously reviewed the adverse health effects of nighttime lighting, and concluded that
31 pervasive use of nighttime lighting disrupts various biological processes, creating potentially
32 harmful health effects related to disability glare and sleep disturbance.²⁵

33
34 RECOMMENDATIONS

35
36 The Council on Science and Public Health recommends that the following statements be adopted,
37 and the remainder of the report filed.

- 38
39 1. That our American Medical Association (AMA) support the proper conversion to community-
40 based Light Emitting Diode (LED) lighting, which reduces energy consumption and decreases
41 the use of fossil fuels. (New HOD Policy)
- 42
43 2. That our AMA encourage minimizing and controlling blue-rich environmental lighting by
44 using the lowest emission of blue light possible to reduce glare. (New HOD Policy)
- 45
46 3. That our AMA encourage the use of 3000K or lower lighting for outdoor installations such as
47 roadways. All LED lighting should be properly shielded to minimize glare and detrimental
48 human and environmental effects, and consideration should be given to utilize the ability of
49 LED lighting to be dimmed for off-peak time periods. (New HOD Policy)

Fiscal Note: Less than \$500

REFERENCES

1. Municipal Solid State Street Lighting Consortium. <http://www1.eere.energy.gov/buildings/ssl/consortium.html>. Accessed April 4, 2016.
2. Illuminating Engineering Society RP-8 – Guide to Roadway Lighting. <http://www.ies.org/?> 2014. Accessed April 4, 2016.
3. LED Lighting Facts—A Program of the United States Department of Energy. <http://www.lightingfacts.com>. Accessed April 5, 2016.
4. Lin Y, Liu Y, Sun Y, Zhu X, Lai J, Heynderickz I. Model predicting discomfort glare caused by LED road lights. *Opt Express*. 2014;22(15):18056-71.
5. Gibbons RB, Edwards CJ. A review of disability and discomfort glare research and future direction. 18th Biennial TRB Visibility Symposium, College Station TX, United States, April 17-19, 2007.
6. Shang YM, Wang GS, Sliney D, Yang CH, Lee LL. White light-emitting diodes (LEDs) at domestic lighting levels and retinal injury in a rat model. *Environ Health Perspect*. 2014;122(3):269-76.
7. Lougheed T. Hidden blue hazard? LED lighting and retinal damage in rats, *Environ Health Perspect*. 2014;122(3):A81.
8. A Municipal Guide for Converting to LED Street Lighting, (<http://www1.eere.energy.gov/buildings/ssl/consortium.html>) 10/13/2013.
9. In depth: Advantages of LED Lighting. <http://energy.ltgovernors.com/in-depth-advantages-of-led-lighting.html>. Accessed April 5, 2016.
10. Silverman H. How LED Streetlights Work. HowStuffWorks.com. June 22, 2009. <http://science.howstuffworks.com/environmental/green-tech/sustainable/led-streetlight.htm>. Accessed April 7, 2016.
11. Jin H, Jin S, Chen L, Cen S, Yuan K. Research on the lighting performance of LED street lights with different color temperatures. *IEEE Photonics Journal*. 2015;24(6):975-78. <http://ieeexplore.ieee.org/stamp/stamp.jsp?arnumber=7328247>. Accessed April 7, 2016.
12. Morris N. LED there be light. Nick Morris predicts a bright future for LEDs. *Electrooptics.com*. <http://www.electrooptics.com/features/junjul06/junjul06leds.html>. Accessed April 7, 2016.
13. Mills MP. The LED illumination revolution. *Forbes Magazine*. February 27, 2008. http://www.forbes.com/2008/02/27/incandescent-led-cfi-pf-guru_in_mmm_0227energy_inl.html. Accessed April 5, 2016.

14. Opinion of the French Agency for Food, Environmental and Occupational Health & Safety, October 19, 2010. <https://web.archive.org/web/20140429161553/http://www.anses.fr/Documents/AP2008sa0408EN.pdf>
15. U.S. Department of Transportation, Federal Highway Administration, 2005.
16. Sweater-Hickcox K, Narendran N, Bullough JD, Freyssinier JP. Effect of different coloured luminous surrounds on LED discomfort glare perception. *Lighting Research Technology*. 2013;45(4):464-75. <http://lrt.sagepub.com/content/45/4/464>. Accessed April 5, 2016.
17. Scigliano E. Seattle's new LED-lit streets Blinded by the lights. *Crosscut*. March 18, 2013. <http://crosscut.com/2013/03/streetlights-seattle-led/>. Accessed April 6, 2016.
18. Davis will spend \$350,000 to replace LED lights after neighbor complaints. CBS Local, Sacramento; October 21, 2014. <http://sacramento.suntimes.com/sac-news/7/138/6000/davis-will-spend-350000-to-replace-led-lights-after-neighbor-complaints>.
19. Chaban M. LED streetlights in Brooklyn are saving energy but exhausting residents. *NY Times*; March 23, 2015. http://www.nytimes.com/2015/03/24/nvregion/new-led-streetlights-shine-too-brightly-for-some-in-brooklyn.html?_r=0. Accessed April 5, 2016.
20. Vos JJ. On the cause of disability glare and its dependence on glare angle, age and ocular pigmentation. *Clin Exp Optom*. 2003;86(6):363-70.
21. Stevens RG, Brainard GC, Blask DE, Lockley SW, Motta ME. Breast cancer and circadian disruption from electric lighting in the modern world. *CA Cancer J Clin*. 2014;64:207-18.
22. Evans JA, Davidson AJ. Health consequences of circadian disruption in humans and animal models. *Prog Mol Biol Transl Sci*. 2013;119:283-323.
23. Wright KP Jr, McHill AW, Birks BR, Griffin BR, Rusterholz T, Chinoy ED. Entrainment of the human circadian clock to the natural light-dark cycle. *Curr Biol*. 2013;23:1554-8.
24. Energy Savings Estimates of Light Emitting Diodes in Niche Lighting Applications. Building Technologies Program, Office of Energy Efficiency and Renewable Energy, U.S. Department of Energy. January 2011. http://apps1.eere.energy.gov/buildings/publications/pdfs/ssl/nichefinalreport_january2011.pdf. Accessed April 7, 2016.
25. Council on Science and Public Health Report 4. Light pollution. Adverse effects of nighttime lighting. American Medical Association, Annual Meeting, Chicago, IL. 2012.
26. Cajochen C, Frey S, Anders D, et al. Evening exposure to a light-emitting diodes (LED)-backlit computer screen affects circadian physiology and cognitive performance. *J Appl Physiol*. 2011;110:1432-8.
27. Chang AM, Aeschbach D, Duffy JF, Czeisler CA. Evening use of light-emitting eReaders negatively affects sleep, circadian timing, and next-morning alertness. *Proc Natl Acad Sci USA*. 2015;112:1232-7.

28. Gooley JJ, Chamberlain K, Smith KA, et al. Exposure to room light before bedtime suppresses melatonin onset and shortens melatonin duration in humans. *J Clin Endocrinol Metab.* 2011;96:E463-72.
29. Koo YS, Song JY, Joo EY, et al. Outdoor artificial light at night, obesity, and sleep health: Cross-sectional analysis in the KoGES study. *Chronobiol Int.* 2016;33(3):301-14.
30. Lucas RJ, Peirson SN, Berson DM, et al. Measuring and using light in the melanopsin age. *Trends Neurosci.* 2014;37:1-9.
31. Falchi F, Cinzano P, Elvidge CD, Keith DM, Haim A. Limiting the impact of light pollution on human health, environment and stellar visibility. *J Environ Manage.* 2011;92:2714-22.
32. Ohayon M, Milesi C. Sleep deprivation/insomnia and exposure to street lights in the American general population. American Academy of Neurology Annual Meeting. April 15-21, 2016. Vancouver, BC.
33. Pawson SM, Bader MK. Led lighting increases the ecological impact of light pollution irrespective of color temperature. *Ecological Applications.* 2014;24:1561-68.
34. Gaston K, Davies T, Bennie J, Hopkins J. Reducing the ecological consequences of night-time light pollution: Options and developments. *J Appl Ecol.* 2012;49(6):1256-66.
35. Salmon M. Protecting sea turtles from artificial night lighting at Florida's oceanic beaches. In: Rich C, Longcore T (eds.). *Ecological Consequences of Artificial Night Lighting.* 2006:141-68. Island Press, Washington, DC.
36. Rusenko KW, Mann JL, Albury R, Moriarty JE, Carter HL. Is the wavelength of city glow getting shorter? Parks with no beachfront lights record adult aversion and hatchling disorientations in 2004. Kalb H, Rohde A, Gayheart K, Shanker, K, compilers. 2008. *Proceedings of the Twenty-fifth Annual Symposium on Sea Turtle Biology and Conservation*, NOAA Technical Memorandum NMFS-SEFSC-582, 204pp. <http://www.nmfs.noaa.gov/pr/pdfs/species/turtlesymposium2005.pdf>
37. Rusenko KW, Newman R, Mott C, et al. Using GIS to determine the effect of sky glow on nesting sea turtles over a ten year period. Jones TT, Wallace BP, compilers. 2012. *Proceedings of the Thirty-first Annual Symposium on Sea Turtle Biology and Conservation.* NOAA Technical Memorandum NOAA NMFS-SEFSC-631:32p.

Acknowledgement: The Council thanks George Brainard, PhD (Thomas Jefferson University); Richard Stevens, PhD (University Connecticut Health Center); and Mario Motta, MD (CSAPH, Tufts Medical School) for their contributions in preparing the initial draft of this report, and the commentary by Travis Longcore, PhD, on the ecological impact of nighttime electrical lighting.

REPORT OF THE COUNCIL ON SCIENCE AND PUBLIC HEALTH

CSAPH Report 2-A-16

Subject: Human and Environmental Effects of Light Emitting Diode (LED) Community Lighting

Presented by: Louis J. Kraus, MD, Chair

Referred to: Reference Committee E
(Theodore Zanker, MD, Chair)

1 INTRODUCTION

2
3 With the advent of highly efficient and bright light emitting diode (LED) lighting, strong economic
4 arguments exist to overhaul the street lighting of U.S. roadways.¹⁻³ Valid and compelling reasons
5 driving the conversion from conventional lighting include the inherent energy efficiency and longer
6 lamp life of LED lighting, leading to savings in energy use and reduced operating costs, including
7 taxes and maintenance, as well as lower air pollution burden from reduced reliance on fossil-based
8 carbon fuels.

9
10 Not all LED light is optimal, however, when used as street lighting. Improper design of the lighting
11 fixture can result in glare, creating a road hazard condition.^{4,5} LED lighting also is available in
12 various color correlated temperatures. Many early designs of white LED lighting generated a color
13 spectrum with excessive blue wavelength. This feature further contributes to disability glare, i.e.,
14 visual impairment due to stray light, as blue wavelengths are associated with more scattering in the
15 human eye, and sufficiently intense blue spectrum damages retinas.^{6,7} The excessive blue spectrum
16 also is environmentally disruptive for many nocturnal species. Accordingly, significant human and
17 environmental concerns are associated with short wavelength (blue) LED emission. Currently,
18 approximately 10% of existing U.S. street lighting has been converted to solid state LED
19 technology, with efforts underway to accelerate this conversion. The Council is undertaking this
20 report to assist in advising communities on selecting among LED lighting options in order to
21 minimize potentially harmful human health and environmental effects.

22 METHODS

23
24
25 English language reports published between 2005 and 2016 were selected from a search of the
26 PubMed and Google Scholar databases using the MeSH terms “light,” “lighting methods,”
27 “color,” “photoc stimulation,” and “adverse effects,” in combination with “circadian
28 rhythm/physiology/radiation effects,” “radiation dosage/effects,” “sleep/physiology,” “ecosystem,”
29 “environment,” and “environmental monitoring.” Additional searches using the text terms “LED”
30 and “community,” “street,” and “roadway lighting” were conducted. Additional information and
31 perspective were supplied by recognized experts in the field.

32 ADVANTAGES AND DISADVANTAGES OF LED STREET LIGHTS

33
34
35 The main reason for converting to LED street lighting is energy efficiency; LED lighting can
36 reduce energy consumption by up to 50% compared with conventional high pressure sodium (HPS)

1 lighting. LED lighting has no warm up requirement with a rapid “turn on and off” at full intensity.
2 In the event of a power outage, LED lights can turn on instantly when power is restored, as
3 opposed to sodium-based lighting requiring prolonged warm up periods. LED lighting also has the
4 inherent capability to be dimmed or tuned, so that during off peak usage times (e.g., 1 to 5 AM),
5 further energy savings can be achieved by reducing illumination levels. LED lighting also has a
6 much longer lifetime (15 to 20 years, or 50,000 hours), reducing maintenance costs by decreasing
7 the frequency of fixture or bulb replacement. That lifespan exceeds that of conventional HPS
8 lighting by 2-4 times. Also, LED lighting has no mercury or lead, and does not release any toxic
9 substances if damaged, unlike mercury or HPS lighting. The light output is very consistent across
10 cold or warm temperature gradients. LED lights also do not require any internal reflectors or glass
11 covers, allowing higher efficiency as well, if designed properly.^{8,9}

12
13 Despite the benefits of LED lighting, some potential disadvantages are apparent. The initial cost is
14 higher than conventional lighting; several years of energy savings may be required to recoup that
15 initial expense.¹⁰ The spectral characteristics of LED lighting also can be problematic. LED
16 lighting is inherently narrow bandwidth, with “white” being obtained by adding phosphor coating
17 layers to a high energy (such as blue) LED. These phosphor layers can wear with time leading to a
18 higher spectral response than was designed or intended. Manufacturers address this problem with
19 more resistant coatings, blocking filters, or use of lower color temperature LEDs. With proper
20 design, higher spectral responses can be minimized. LED lighting does not tend to abruptly “burn
21 out,” rather it dims slowly over many years. An LED fixture generally needs to be replaced after it
22 has dimmed by 30% from initial specifications, usually after about 15 to 20 years.¹¹

23
24 Depending on the design, a large amount blue light is emitted from some LEDs that appear white
25 to the naked eye. The excess blue and green emissions from some LEDs lead to increased light
26 pollution, as these wavelengths scatter more within the eye and have detrimental environmental
27 and glare effects. LED’s light emissions are characterized by their correlated color temperature
28 (CCT) index.^{12,13} The first generation of LED outdoor lighting and units that are still widely being
29 installed are “4000K” LED units. This nomenclature (Kelvin scale) reflects the equivalent color of
30 a heated metal object to that temperature. The LEDs are cool to the touch and the nomenclature has
31 nothing to do with the operating temperature of the LED itself. By comparison, the CCT associated
32 with daylight light levels is equivalent to 6500K, and high pressure sodium lighting (the current
33 standard) has a CCT of 2100K. Twenty-nine percent of the spectrum of 4000K LED lighting is
34 emitted as blue light, which the human eye perceives as a harsh white color. Due to the point-
35 source nature of LED lighting, studies have shown that this intense blue point source leads to
36 discomfort and disability glare.¹⁴

37
38 More recently engineered LED lighting is now available at 3000K or lower. At 3000K, the human
39 eye still perceives the light as “white,” but it is slightly warmer in tone, and has about 21% of its
40 emission in the blue-appearing part of the spectrum. This emission is still very blue for the
41 nighttime environment, but is a significant improvement over the 4000K lighting because it
42 reduces discomfort and disability glare. Because of different coatings, the energy efficiency of
43 3000K lighting is only 3% less than 4000K, but the light is more pleasing to humans and has less
44 of an impact on wildlife.

45 *Glare*

46
47
48 Disability glare is defined by the Department of Transportation (DOT) as the following:

49
50 “Disability glare occurs when the introduction of stray light into the eye reduces the ability to
51 resolve spatial detail. It is an objective impairment in visual performance.”

1 Classic models of this type of glare attribute the deleterious effects to intraocular light scatter in the
2 eye. Scattering produces a veiling luminance over the retina, which effectively reduces the contrast
3 of stimulus images formed on the retina. The disabling effect of the veiling luminance has serious
4 implications for nighttime driving visibility.¹⁵

5
6 Although LED lighting is cost efficient and inherently directional, it paradoxically can lead to
7 worse glare than conventional lighting. This glare can be greatly minimized by proper lighting
8 design and engineering. Glare can be magnified by improper color temperature of the LED, such as
9 blue-rich LED lighting. LEDs are very intense point sources that cause vision discomfort when
10 viewed by the human eye, especially by older drivers. This effect is magnified by higher color
11 temperature LEDs, because blue light scatters more within the human eye, leading to increased
12 disability glare.¹⁶

13
14 In addition to disability glare and its impact on drivers, many residents are unhappy with bright
15 LED lights. In many localities where 4000K and higher lighting has been installed, community
16 complaints of glare and a "prison atmosphere" by the high intensity blue-rich lighting are common.
17 Residents in Seattle, WA have demanded shielding, complaining they need heavy drapes to be
18 comfortable in their own homes at night.¹⁷ Residents in Davis, CA demanded and succeeded in
19 getting a complete replacement of the originally installed 4000K LED lights with the 3000K
20 version throughout the town at great expense.¹⁸ In Cambridge, MA, 4000K lighting with dimming
21 controls was installed to mitigate the harsh blue-rich lighting late at night. Even in places with a
22 high level of ambient nighttime lighting, such as Queens in New York City, many complaints were
23 made about the harshness and glare from 4000K lighting.¹⁹ In contrast, 3000K lighting has been
24 much better received by citizens in general.

25 26 *Unshielded LED Lighting*

27
28 Unshielded LED lighting causes significant discomfort from glare. A French government report
29 published in 2013 stated that due to the point source nature of LED lighting, the luminance level of
30 unshielded LED lighting is sufficiently high to cause visual discomfort regardless of the position,
31 as long as it is in the field of vision. As the emission surfaces of LEDs are highly concentrated
32 point sources, the luminance of each individual source easily exceeds the level of visual
33 discomfort, in some cases by a factor of 1000.¹⁷

34
35 Discomfort and disability glare can decrease visual acuity, decreasing safety and creating a road
36 hazard. Various testing measures have been devised to determine and quantify the level of glare
37 and vision impairment by poorly designed LED lighting.²⁰ Lighting installations are typically
38 tested by measuring foot-candles per square meter on the ground. This is useful for determining the
39 efficiency and evenness of lighting installations. This method, however, does not take into account
40 the human biological response to the point source. It is well known that unshielded light sources
41 cause pupillary constriction, leading to worse nighttime vision between lighting fixtures and
42 causing a "veil of illuminance" beyond the lighting fixture. This leads to worse vision than if the
43 light never existed at all, defeating the purpose of the lighting fixture. Ideally LED lighting
44 installations should be tested in real life scenarios with effects on visual acuity evaluated in order to
45 ascertain the best designs for public safety.

46 47 *Proper Shielding*

48
49 With any LED lighting, proper attention should be paid to the design and engineering features.
50 LED lighting is inherently a bright point source and can cause eye fatigue and disability glare if it
51 is allowed to directly shine into human eyes from roadway lighting. This is mitigated by proper

1 design, shielding and installation ensuring that no light shines above 80 degrees from the
2 horizontal. Proper shielding also should be used to prevent light trespass into homes alongside the
3 road, a common cause of citizen complaints. Unlike current HPS street lighting, LEDs have the
4 ability to be controlled electronically and dimmed from a central location. Providing this additional
5 control increases the installation cost, but may be worthwhile because it increases long term energy
6 savings and minimizes detrimental human and environmental lighting effects. In environmentally
7 sensitive or rural areas where wildlife can be especially affected (e.g., near national parks or bio-
8 rich zones where nocturnal animals need such protection), strong consideration should be made for
9 lower emission LEDs (e.g., 3000K or lower lighting with effective shielding). Strong consideration
10 also should be given to the use of filters to block blue wavelengths (as used in Hawaii), or to the
11 use of inherent amber LEDs, such as those deployed in Quebec. Blue light scatters more widely,
12 (the reason the daytime sky is “blue”), and unshielded blue-rich lighting that travels along the
13 horizontal plane increases glare and dramatically increases the nighttime sky glow caused by
14 excessive light pollution.

15 16 POTENTIAL HEALTH EFFECTS OF “WHITE” LED STREET LIGHTING

17
18 Much has been learned over the past decade about the potential adverse health effects of electric
19 light exposure, particularly at night.²¹⁻²⁵ The core concern is disruption of circadian rhythmicity.
20 With waning ambient light, and in the absence of electric lighting, humans begin the transition to
21 nighttime physiology at about dusk; melatonin blood concentrations rise, body temperature drops,
22 sleepiness grows, and hunger abates, along with several other responses.

23
24 A number of controlled laboratory studies have shown delays in the normal transition to nighttime
25 physiology from evening exposure to tablet computer screens, backlit e-readers, and room light
26 typical of residential settings.²⁶⁻²⁸ These effects are wavelength and intensity dependent,
27 implicating bright, short wavelength (blue) electric light sources as disrupting transition. These
28 effects are not seen with dimmer, longer wavelength light (as from wood fires or low wattage
29 incandescent bulbs). In human studies, a short-term detriment in sleep quality has been observed
30 after exposure to short wavelength light before bedtime. Although data are still emerging, some
31 evidence supports a long-term increase in the risk for cancer, diabetes, cardiovascular disease and
32 obesity from chronic sleep disruption or shiftwork and associated with exposure to brighter light
33 sources in the evening or night.^{25,29}

34
35 Electric lights differ in terms of their circadian impact.³⁰ Understanding the neuroscience of
36 circadian light perception can help optimize the design of electric lighting to minimize circadian
37 disruption and improve visual effectiveness. White LED streetlights are currently being marketed
38 to cities and towns throughout the country in the name of energy efficiency and long term cost
39 savings, but such lights have a spectrum containing a strong spike at the wavelength that most
40 effectively suppresses melatonin during the night. It is estimated that a “white” LED lamp is at
41 least 5 times more powerful in influencing circadian physiology than a high pressure sodium light
42 based on melatonin suppression.³¹ Recent large surveys found that brighter residential nighttime
43 lighting is associated with reduced sleep time, dissatisfaction with sleep quality, nighttime
44 awakenings, excessive sleepiness, impaired daytime functioning, and obesity.^{29,32} Thus, white LED
45 street lighting patterns also could contribute to the risk of chronic disease in the populations of
46 cities in which they have been installed. Measurements at street level from white LED street lamps
47 are needed to more accurately assess the potential circadian impact of evening/nighttime exposure
48 to these lights.

1 ENVIRONMENTAL EFFECTS OF LED LIGHTING

2
3 The detrimental effects of inefficient lighting are not limited to humans; 60% of animals are
4 nocturnal and are potentially adversely affected by exposure to nighttime electrical lighting. Many
5 birds navigate by the moon and star reflections at night; excessive nighttime lighting can lead to
6 reflections on glass high rise towers and other objects, leading to confusion, collisions and
7 death.³³ Many insects need a dark environment to procreate, the most obvious example being
8 lightning bugs that cannot "see" each other when light pollution is pronounced. Other
9 environmentally beneficial insects are attracted to blue-rich lighting, circling under them until they
10 are exhausted and die.^{34,35} Unshielded lighting on beach areas has led to a massive drop in turtle
11 populations as hatchlings are disoriented by electrical light and sky glow, preventing them from
12 reaching the water safely.³⁵⁻³⁷ Excessive outdoor lighting diverts the hatchlings inland to their
13 demise. Even bridge lighting that is "too blue" has been shown to inhibit upstream migration of
14 certain fish species such as salmon returning to spawn. One such overly lit bridge in Washington
15 State now is shut off during salmon spawning season.

16
17 Recognizing the detrimental effects of light pollution on nocturnal species, U.S. national parks
18 have adopted best lighting practices and now require minimal and shielded lighting. Light pollution
19 along the borders of national parks leads to detrimental effects on the local bio-environment. For
20 example, the glow of Miami, FL extends throughout the Everglades National Park. Proper
21 shielding and proper color temperature of the lighting installations can greatly minimize these types
22 of harmful effects on our environment.

23
24 CONCLUSION

25
26 Current AMA Policy supports efforts to reduce light pollution. Specific to street lighting, Policy H-
27 135.932 supports the implementation of technologies to reduce glare from roadway lighting. Thus,
28 the Council recommends that communities considering conversion to energy efficient LED street
29 lighting use lower CCT lights that will minimize potential health and environmental effects. The
30 Council previously reviewed the adverse health effects of nighttime lighting, and concluded that
31 pervasive use of nighttime lighting disrupts various biological processes, creating potentially
32 harmful health effects related to disability glare and sleep disturbance.²⁵

33
34 RECOMMENDATIONS

35
36 The Council on Science and Public Health recommends that the following statements be adopted,
37 and the remainder of the report filed.

- 38
39 1. That our American Medical Association (AMA) support the proper conversion to community-
40 based Light Emitting Diode (LED) lighting, which reduces energy consumption and decreases
41 the use of fossil fuels. (New HOD Policy)
42
43 2. That our AMA encourage minimizing and controlling blue-rich environmental lighting by
44 using the lowest emission of blue light possible to reduce glare. (New HOD Policy)
45
46 3. That our AMA encourage the use of 3000K or lower lighting for outdoor installations such as
47 roadways. All LED lighting should be properly shielded to minimize glare and detrimental
48 human and environmental effects, and consideration should be given to utilize the ability of
49 LED lighting to be dimmed for off-peak time periods. (New HOD Policy)

Fiscal Note: Less than \$500

REFERENCES

1. Municipal Solid State Street Lighting Consortium. <http://www1.eere.energy.gov/buildings/ssl/consortium.html>. Accessed April 4, 2016.
2. Illuminating Engineering Society RP-8 – Guide to Roadway Lighting. <http://www.ies.org/?> 2014. Accessed April 4, 2016.
3. LED Lighting Facts—A Program of the United States Department of Energy. <http://www.lightingfacts.com>. Accessed April 5, 2016.
4. Lin Y, Liu Y, Sun Y, Zhu X, Lai J, Heynderickz I. Model predicting discomfort glare caused by LED road lights. *Opt Express*. 2014;22(15):18056-71.
5. Gibbons RB, Edwards CJ. A review of disability and discomfort glare research and future direction. 18th Biennial TRB Visibility Symposium, College Station TX, United States, April 17-19, 2007.
6. Shang YM, Wang GS, Sliney D, Yang CH, Lee LL. White light-emitting diodes (LEDs) at domestic lighting levels and retinal injury in a rat model. *Environ Health Perspect*. 2014;122(3):269-76.
7. Lougheed T. Hidden blue hazard? LED lighting and retinal damage in rats, *Environ Health Perspect*. 2014;122(3):A81.
8. A Municipal Guide for Converting to LED Street Lighting, (<http://www1.eere.energy.gov/buildings/ssl/consortium.html>) 10/13/2013.
9. In depth: Advantages of LED Lighting. <http://energy.ltgovernors.com/in-depth-advantages-of-led-lighting.html>. Accessed April 5, 2016.
10. Silverman H. How LED Streetlights Work. HowStuffWorks.com. June 22, 2009. <http://science.howstuffworks.com/environmental/green-tech/sustainable/led-streetlight.htm>. Accessed April 7, 2016.
11. Jin H, Jin S, Chen L, Cen S, Yuan K. Research on the lighting performance of LED street lights with different color temperatures. *IEEE Photonics Journal*. 2015;24(6):975-78. <http://ieeexplore.ieee.org/stamp/stamp.jsp?arnumber=7328247>. Accessed April 7, 2016.
12. Morris N. LED there be light. Nick Morris predicts a bright future for LEDs. *Electrooptics.com*. <http://www.electrooptics.com/features/junjul06/junjul06leds.html>. Accessed April 7, 2016.
13. Mills MP. The LED illumination revolution. *Forbes Magazine*. February 27, 2008. http://www.forbes.com/2008/02/27/incandescent-led-cfl-pf-guru_in_mm_0227energ_v_inl.html. Accessed April 5, 2016.

14. Opinion of the French Agency for Food, Environmental and Occupational Health & Safety, October 19, 2010. <https://web.archive.org/web/20140429161553/http://www.anses.fr/Documents/AP2008sa0408EN.pdf>
15. U.S. Department of Transportation, Federal Highway Administration, 2005.
16. Sweater-Hickcox K, Narendran N, Bullough JD, Freyssinier JP. Effect of different coloured luminous surrounds on LED discomfort glare perception. *Lighting Research Technology*. 2013;45(4):464-75. <http://lrt.sagepub.com/content/45/4/464>. Accessed April 5, 2016.
17. Scigliano E. Seattle's new LED-lit streets Blinded by the lights. *Crosscut*. March 18, 2013. <http://crosscut.com/2013/03/streetlights-seattle-led/>. Accessed April 6, 2016.
18. Davis will spend \$350,000 to replace LED lights after neighbor complaints. CBS Local, Sacramento; October 21, 2014. <http://sacramento.suntimes.com/sac-news/7/138/6000/davis-will-spend-350000-to-replace-led-lights-after-neighbor-complaints>.
19. Chaban M. LED streetlights in Brooklyn are saving energy but exhausting residents. *NY Times*; March 23, 2015. http://www.nytimes.com/2015/03/24/nyregion/new-led-streetlights-shine-too-brightly-for-some-in-brooklyn.html?_r=0. Accessed April 5, 2016.
20. Vos JJ. On the cause of disability glare and its dependence on glare angle, age and ocular pigmentation. *Clin Exp Optom*. 2003;86(6):363-70.
21. Stevens RG, Brainard GC, Blask DE, Lockley SW, Motta ME. Breast cancer and circadian disruption from electric lighting in the modern world. *CA Cancer J Clin*. 2014;64:207-18.
22. Evans JA, Davidson AJ. Health consequences of circadian disruption in humans and animal models. *Prog Mol Biol Transl Sci*. 2013;119:283-323.
23. Wright KP Jr, McHill AW, Birks BR, Griffin BR, Rusterholz T, Chinoy ED. Entrainment of the human circadian clock to the natural light-dark cycle. *Curr Biol*. 2013;23:1554-8.
24. Energy Savings Estimates of Light Emitting Diodes in Niche Lighting Applications. Building Technologies Program, Office of Energy Efficiency and Renewable Energy, U.S. Department of Energy. January 2011. http://apps1.eere.energy.gov/buildings/publications/pdfs/ssl/nichefinalreport_january2011.pdf. Accessed April 7, 2016.
25. Council on Science and Public Health Report 4. Light pollution. Adverse effects of nighttime lighting. American Medical Association, Annual Meeting, Chicago, IL. 2012.
26. Cajochen C, Frey S, Anders D, et al. Evening exposure to a light-emitting diodes (LED)-backlit computer screen affects circadian physiology and cognitive performance. *J Appl Physiol*. 2011;110:1432-8.
27. Chang AM, Aeschbach D, Duffy JF, Czeisler CA. Evening use of light-emitting eReaders negatively affects sleep, circadian timing, and next-morning alertness. *Proc Natl Acad Sci USA*. 2015;112:1232-7.

28. Gooley JJ, Chamberlain K, Smith KA, et al. Exposure to room light before bedtime suppresses melatonin onset and shortens melatonin duration in humans. *J Clin Endocrinol Metab.* 2011;96:E463-72.
29. Koo YS, Song JY, Joo EY, et al. Outdoor artificial light at night, obesity, and sleep health: Cross-sectional analysis in the KoGES study. *Chronobiol Int.* 2016;33(3):301-14.
30. Lucas RJ, Peirson SN, Berson DM, et al. Measuring and using light in the melanopsin age. *Trends Neurosci.* 2014;37:1-9.
31. Falchi F, Cinzano P, Elvidge CD, Keith DM, Haim A. Limiting the impact of light pollution on human health, environment and stellar visibility. *J Environ Manage.* 2011;92:2714-22.
32. Ohayon M, Milesi C. Sleep deprivation/insomnia and exposure to street lights in the American general population. American Academy of Neurology Annual Meeting. April 15-21, 2016. Vancouver, BC.
33. Pawson SM, Bader MK. Led lighting increases the ecological impact of light pollution irrespective of color temperature. *Ecological Applications.* 2014;24:1561-68.
34. Gaston K, Davies T, Bennie J, Hopkins J. Reducing the ecological consequences of night-time light pollution: Options and developments. *J Appl Ecol.* 2012;49(6):1256-66.
35. Salmon M. Protecting sea turtles from artificial night lighting at Florida's oceanic beaches. In: Rich C, Longcore T (eds.). *Ecological Consequences of Artificial Night Lighting.* 2006:141-68. Island Press, Washington, DC.
36. Rusenko KW, Mann JL, Albury R, Moriarty JE, Carter HL. Is the wavelength of city glow getting shorter? Parks with no beachfront lights record adult aversion and hatchling disorientations in 2004. Kalb H, Rohde A, Gayheart K, Shanker, K, compilers. 2008. *Proceedings of the Twenty-fifth Annual Symposium on Sea Turtle Biology and Conservation*, NOAA Technical Memorandum NMFS-SEFSC-582, 204pp. <http://www.nmfs.noaa.gov/pr/pdfs/species/turtlesymposium2005.pdf>
37. Rusenko KW, Newman R, Mott C, et al. Using GIS to determine the effect of sky glow on nesting sea turtles over a ten year period. Jones TT, Wallace BP, compilers. 2012. *Proceedings of the Thirty-first Annual Symposium on Sea Turtle Biology and Conservation*. NOAA Technical Memorandum NOAA NMFS-SEFSC-631:32p.

Acknowledgement: The Council thanks George Brainard, PhD (Thomas Jefferson University); Richard Stevens, PhD (University Connecticut Health Center); and Mario Motta, MD (CSAPH, Tufts Medical School) for their contributions in preparing the initial draft of this report, and the commentary by Travis Longcore, PhD, on the ecological impact of nighttime electrical lighting.

NEMA Comments on American Medical Association Community Guidance: Advocating and Support for Light Pollution Control Efforts and Glare Reduction for Both Public Safety and Energy Savings

[NEMA](#) > News

06/24/2016 3:00PM [Sign-up to receive press releases.](#)

ROSSLYN, Va.—The National Electrical Manufacturers Association (NEMA) is a long-time proponent of good quality lighting design and application with technical standards and guidance for manufacturers and their end-use customers. The American Medical Association's community guidance on LED outdoor lighting is aligned with lighting manufacturers' long-standing recommendations on how to design safe and efficient light for night, including:

- Using lighting control options such as motion or dusk-to-dawn sensors
- Shielding the light source to curtail excessive uplight, sidelight, and glare
- Designing for the minimum light levels and energy necessary for the task

NEMA and its lighting manufacturer Members support the proper application of light at the right placement, right time and in the right amount. NEMA Members actively assist installers and customers with the best application and maintenance of their products. Consequently, there are few technical reasons or limitations to stand in the way of preventing misdirected light and glare. NEMA Member products are readily available for a wide array of solutions.

The AMA makes further recommendations regarding the spectral content of outdoor lighting installations that raise serious concerns for electrical manufacturers. NEMA agrees that spectral content should be one factor in effective lighting for outdoor installations. However, a single solution is simply not appropriate for all situations. NEMA also questions the wisdom of assigning significant weight to this recommendation since outdoor lighting design requires a complex analysis of many criteria. Outdoor lighting systems will vary depending on the application and local conditions. Tradeoffs in the considerations of visibility, environmental impacts, energy efficiency, cost, personal safety and security need to be optimized, which cannot be achieved with a single solution.

The AMA recommendation encouraging the use of 3000K correlated color temperature (CCT) or lower may compromise the ability of the lighting system to meet all critical design criteria for each unique application. As indicated by the U.S. Department of Energy (DOE) in its June 21, 2016, statement, CCT does not explicitly characterize the potential for nonvisual effects, which

also depend on quantity and duration of exposure to light. The DOE further clarifies that an LED light source with the same CCT as a non-LED source has about the same amount of blue spectral content. The AMA recommendation for 3000K or lower is not an appropriate solution for all applications, nor is it supported by the current body of research. NEMA will issue additional technical guidance specific to the issues and tradeoffs related to the spectral content of lighting solutions.

NEMA welcomes the opportunity to work with AMA and other organizations on projects to further research the complexities of night lighting. We are committed to science-based improvements to night lighting so that people the world over can safely and efficiently enjoy the extension of their living space as well as the beauty of the nighttime natural world.

###

PRESS CONTACT

Tracy Cullen

703-841-3282

press@nema.org

The National Electrical Manufacturers Association (NEMA) represents nearly 400 electrical, medical imaging, and radiation therapy manufacturers at the forefront of electrical safety, reliability, resilience, efficiency, and energy security. Our combined industries account for more than 400,000 American jobs and more than 7,000 facilities across the U.S. Domestic production exceeds \$117 billion per year.