



City of New Haven

Signature Copy

Order: LM-2023-0214

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File Number: LM-2023-0214

ORDER OF THE BOARD OF ALDERS OF THE CITY OF NEW HAVEN APPROVING THE CITY OF NEW HAVEN'S 2023-2024 ANNUAL ACTION PLAN STATEMENT OF ACTIVITIES AND USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP (HOME), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA), AND EMERGENCY SOLUTIONS GRANTS (ESG) FUNDS TO BE SUBMITTED TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FEDERAL FINANCIAL ASSISTANCE FOR PLANNING AND COMMUNITY DEVELOPMENT ACTIVITIES UNDER THE PROVISIONS OF TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED, (PL 93-383); THE CRANSTON GONZALEZ NATIONAL AFFORDABLE HOUSING ACT OF 1990 AS AMENDED (PL 101-625); THE MCKINNEY - VENTO HOMELESS ASSISTANCE ACT OF 2000 AS AMENDED (PL 106-400); THE HOMELESS EMERGENCY ASSISTANCE AND RAPID TRANSITION TO HOUSING (HEARTH) ACT OF 2009; AND THE AIDS HOUSING OPPORTUNITY ACT (PL 102-550); HEREAFTER REFERRED TO AS "HOUSING AND COMMUNITY DEVELOPMENT PROGRAM ACTS" AND FOR ACTIVITIES TO BE FUNDED BY PROGRAM INCOME AND/OR REPROGRAMMING FUNDS FROM PRIOR GRANT YEARS

WHEREAS, HUD requires the submission of a planning document incorporating housing and non-housing community development strategies in a consolidated plan to be prepared in accordance with the process prescribed in 24CFR Part 91; and

WHEREAS, the Mayor has submitted to the Board of Alders the proposed Fiscal Year 2023-2024 Annual Action Plan, year four of the BOA approved Five-Year Consolidated Plan covering Program Years 2020 through 2024, which includes a description of the community participation process, a needs analysis, objectives and priorities for the five-year strategy period; and

WHEREAS, under the provisions of Title I of the Housing and Community Development Act of 1974 (Public Law 93-383), as amended, (P.L. 93-383); the Cranston Gonzalez National Affordable Housing Act of 1990, as amended (P.L. 101-625); The McKinney-Vento Homeless Assistance Act of 2000, as amended (P.L. 106-400); the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009; and the Aids Housing Opportunity Act (AHOA); and as further amended and authorized by the Housing and Community Development Act of 1992 (PL 102-550, approved October 28, 1992); hereafter referred to as "Housing and Community Development Programs" the Department of Housing and Urban Development is authorized to provide financial assistance to cities for undertaking and carrying out community development activities on an annual basis; and

WHEREAS, in April and May 2023, this Board acting through the Joint Committee on Community Development and Health and Human Services will hold public hearings pursuant to notices published in accordance with Public Act No. 75-443 at which times the views of the public with respect to the needs, strategies, objectives and community development activities proposed in the Five Year Consolidated Plan and Annual Action Plan Statement of Activities and Use of Funds were communicated to this Board; and

WHEREAS, this Board has received written or has provided the opportunity for written communications on the Annual Funds from the New Haven City Plan Commission, the New Haven Housing Authority, the LCI Loan Advisory Committee, the New Haven Development Commission or, has allowed such agencies thirty (30) days to review such plans; and

WHEREAS, this Board has also received or has provided the opportunity for written communications from various City officials and members of the general public regarding Fiscal Year 2023-2024 Annual Action Plan, Statement of Activities and Use of Funds; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the City's Five-Year Consolidated Plan and Annual Action Plan, Statement of Activities and Use of Funds which forms part of the application to the Department of Housing and Urban Development for financial assistance under its Housing and Community Development Programs; and

WHEREAS, the City could be notified by HUD that the dollar amount of the City's entitlement allocations may be reduced or increased by Congress after the budget process has already commenced or been completed. This will require the City to make adjustments to its Annual Action Plan, Statement of Activities and Use of Funds. Such funding adjustments shall require proportional percentage reductions or increases to each activity and program affected by the adjusted HUD funding appropriations. Appropriation increases shall not exceed the original amount of the funding request of the individual activity.

WHEREAS, this Board is cognizant of the conditions imposed upon the Mayor and the City with respect to undertaking and carrying out community development activities under the provisions of the Housing and Community Development Program regulations and Public Act No. 75-443; and

WHEREAS, due to possible delays by the federal government regarding formula grant funding allocations, retroactive contractual agreements with non-profit agencies and consultants may be required in order to cover services provided for the entire current grant year period.

NOW, THEREFORE, BE IT ORDERED by the Board of Alders of the City of New Haven as follows:

1. It is hereby found and determined that:

The 2023-2024 Annual Action Plan, Statement of Activities and Use of Funds has been developed so as to give maximum feasible priority to activities which will benefit low or moderate-income families and persons, aid in the prevention or elimination of slum or blight, or that the activities contemplated in the plan in whole or in part are designed to meet other community development needs having a particular urgency which cannot otherwise be met.

- (b) There has been (i) adequate information provided to citizens concerning the amount of funds available for activities proposed under the 2023-2024 Annual Action Plan and the range of activities which may be undertaken and other important program requirements, (ii) adequate opportunity for citizens to participate in the development of the plan, and (iii) adequate public hearings held by this Board to obtain the views of citizens on community development and housing needs.
- (c) The 2023-2024 Annual Action Plan Program will be conducted and administered in compliance with the Civil Rights Act of 1964 and 1968, P.L. 88-52 and P.L. 90-284, as from time to time amended, the Fair Housing Amendments Act of 1988, P.L. 100-430, section 109 of the Housing and Community Development Act of 1974, as amended, and Sections 31-26, 33-34, 53-35, 53-35a of the General Statutes.
- (d) The Mayor has consented to make the certifications required under subsection (b) of Section 104 of said Housing and Community Development Act of 1974, as amended, Section 106 of the Cranston-Gonzalez National Affordable Housing Act; Subtitle D of the Cranston-Gonzalez National Affordable Housing Act; Section 415 of the McKinney-Vento Homeless Assistance Act of 2000; and Section 854 of the AIDS Housing Opportunity Act.
- (e) In implementing the 2023-2024 Annual Plan Program the City shall comply with the provisions of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, P.L. 91-646, as from time to time amended.
- (f) All laborers and mechanics employed by contractors or subcontractors in the performance of construction work financed in whole or in part with assistance received under this chapter shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a-276a-5): Provided, That this section shall apply to the rehabilitation of residential property only if such property contains not less than 8 units. The Secretary of Labor shall have, with respect to such labor standards, the authority and functions set forth in Reorganization Plan Numbered 14 of 1950 (15 F.R. 3176; 64 Stat. 1267) and section 276c of title 40.
- (g) In implementing the 2023-2024 Annual Plan Program the City shall comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75. Section 3, as amended, requires that economic opportunities generated by certain HUD financial assistance for housing and community development programs shall, to the greatest extent feasible, be directed to low and very low-income persons, particularly those who are recipients of government assistance for housing, and to businesses that provide

assurances, on behalf of the City, to the Secretary of Housing and Urban Development as to the matters determined and found by this Board; and

IT IS FURTHER ORDERED that in the event financial assistance is made available by the State of Connecticut under the provisions of Public Act No. 74-443 or related legislation to support the community development activities contemplated under the 2023-2024 Annual Action Plan, Statement of Activities and Use of Funds approved by this Board, that the Mayor is authorized to take whatever steps as are necessary to secure such financial assistance.

IT IS FURTHER ORDERED that CDBG public service contracts which have not been executed by January 31, 2024, may be reprogrammed into program year 2023-2024 public service activities. These reprogramming funds may be allocated only to organizations that submitted applications for CDBG public service funding in 2023-2024 application cycle. The reprogramming allocations will be recommended by the Mayor and approved by the Board of Alders.

IT IS FURTHER ORDERED that pursuant to the Consolidated Plan application requirements, prior to the authorization for and/or release of funding, all agencies and organizations receiving Consolidated Plan funds through the City must be current on all municipal taxes; provide proof of fiscal accountability including the filing of all federal tax forms 990 or 990EZ and the completion of the annual audits as required; and clear of all significant audit findings. These requirements must be met before execution of contractual agreements. If an agency is unable to fulfill these requirements, funding shall be reprogrammed.

IT IS FURTHER ORDERED that for projects requiring longer than a 12-month implementation period, any balances remaining at the end of the program year for such specific activities in the prior program year shall be combined with the current program year activity when the project is deemed viable by the City and is being funded for the same purpose in the current year.

IT IS FURTHER ORDERED that The Small Business Service Center and the Small Contractors' Development Program will provide the Joint Community Development and Human Services Committee with quarterly reports containing the following information:

- Type of business services provided.
- Number of businesses served and the name of the businesses.
- Number of businesses created and the name of the businesses.
- Number of jobs retained, the need for retention and the reason for the potential reduction, title of the position(s) and income levels of the position(s).
- Number of jobs created and the skill level, income level and whether training will be provided by the business.
- Total number of positions created and retained for New Haven residents.

IT IS FURTHER ORDERED that all CDBG Consolidated Plan Projects that have not expended any funding and have remained idle for a period of 13 months from the effective date of the award will be subject to reprogramming.

IT IS FURTHER ORDERED that CDBG Hardware funding that has been awarded to a non-profit organization for Project Delivery/Personnel shall not be released or expended until the organization has obtained full project financing or has commenced construction.

Consolidated Plan Activity	FY 23-24 Mayor's Proposed	Description
CDBG HARDWARE		

economic opportunities to low and very low-income persons.
In implementing the 2023-2024 Annual Plan Program the City shall comply with notification, inspection, testing and abatement procedures concerning lead-based paint as required by 24 CFR 570.608.

In implementing the 2023-2024 Annual Plan Program the City shall comply with provisions of Executive Order 12372, Intergovernmental Review of Federal Programs.

2. That the 2023-2024 Annual Action Plan has had an opportunity for citizen comment as outlined in the City's May 2020 Citizen Participation Plan.

3. That the 2023-2024 Annual Action Plan complies with the requirements of the U.S. Department of Housing and Urban Development and other applicable provisions of the law and regulations, subject to the securing of further local approvals which may be required.

4. That the 2023-2024 Annual Action Plan, Statement of Activities and Use of Funds as approved by this Board, complies with the requirements of Title I of the Housing and Community Development Act of 1974, as amended, (PL 93-383); the Cranston Gonzalez National Affordable Housing Act of 1990 as amended (P.L. 101-25); the McKinney-Vento Homeless Assistance Act of 2000 as amended (P.L. 106-400); the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009; and the Aids Housing Opportunity Act (AHOA); and as further amended and authorized by the Housing and Community Development Act of 1992 (PL 102-550); Public Act No. 75-443 and other applicable provisions of the law and regulations subject to the securing of further local approvals, such as urban renewal plan amendments, which may be required.

NOW, THEREFORE, IT IS ORDERED that the 2023-2024 Annual Action Plan, Statement of Activities and Use of Funds having been incorporated in this Order by reference, is hereby approved and the Mayor is authorized and directed to take all steps necessary to undertake and carry out the community development activities described in said plan; and

IT IS FURTHER ORDERED that the Mayor is authorized and directed to take whatever steps necessary to secure the approval of the 2023-2024 Annual Action Plan, Statement of Activities and Use of Funds and the City's application for financial assistance to the Secretary of Housing and Urban Development and make such other applications as are necessary to secure community development funds required by this City, including advances, discretionary and transition funds as authorized under the Housing and Community Development Programs.

IT IS FURTHER ORDERED that the Mayor is authorized to execute multi-year contractual agreements and/or amendments with HUD, contractors, consultants, and non-profit agencies irrespective of fiscal year, expenditure restrictions, Board of Alders approval or other ordinance restrictions in order to insure performance and efficient implementation of approved community development activities; and

BE IT FURTHER ORDERED that the Mayor has express approval to enter into an agreement with an effective date that relates back to the commencement of the current grant year regardless of when approval is obtained is hereby approved.

IT IS FURTHER ORDERED that the Mayor is authorized and directed to certify or give

requested CDBG funding to compensate the provision of services including a job and life coach to assist with goal setting, training and service plans, job placement after training and providing life skill coaching. Funds will also support a supervisor/peer mentor to work alongside clients on job sites; and a project director to monitor program implementation and measure outcomes. The program proposes to provide services to 45 participants.

Office of Economic Development - Small Contractor Development \$ 78,961 City Activity. Funding will be used to support programming that helps small, local, minority, and women-owned construction companies achieve economic growth through increased opportunities, bid notification, technical assistance, project-specific training, goal-setting and monitoring, and services that maximize the growth and profitability of businesses. The Small Contractor Development program will use CDBG funds to provide project monitoring, technical assistance, training, workshops and networking events to address challenges faced by small, minority and women-owned construction businesses. Over the upcoming year the SCD Program will use funds to support its Build Green Contractor Training Program will provide small businesses with training opportunities to participate in the local green and energy efficient building market. Funds will also support the provision of Construction Business Literacy workshops. The program is projected to benefit 375 persons.

Hope for New Haven/CERCLE \$ 20,000 81 Olive Street: CERCLE works with early childcare programs operating in the City of New Haven to help them understand the issues affecting their businesses, and the resources they need to continue to offer quality childcare and education to New Haven's young children, to operate small and medium-sized businesses essential to the viability of their community, and to provide employment opportunities throughout the city. With CDBG grant funds, CERCLE seeks to continue its work to support early childhood education businesses by improving the professional development and the business practices of early childhood educators operating businesses in New Haven. With the funds requested, CERCLE will strengthen the framework for its Early Childhood Education ECE Teacher Apprentice Program/ High School Achievers Program, a new pilot program between CERCLE, the New Haven Public Schools (NHPS), and Southern Connecticut State University. This pilot program will allow NHPS high school students interested in pursuing careers in the teaching field to receive a minimum of one year of paid on-the-job training at a NAEYC accredited childcare program, access to higher education courses at no cost, and free ECE professional development training. The goal for this pilot is to equip a minimum of ten (10) high school students who have successfully completed the training program with at least one year of work experience, their Child Development Associate (CDA) Certificate, and at least twelve Higher Education course credits upon graduation from high school.

Office of Economic Development - Small Business Resource Center Initiative \$ 280,917 City Activity: The City's Office of Economic Development (OED) will use funding to provide direct technical assistance to startups and existing businesses through the Small Business Resource Center Program (SBRC). OED will work with businesses on issues related to business planning, securing capital, management and operations, and expansion and growth. Program participants will be provided with one-on-one counseling, referrals to partners, access to educational programs, and referrals to funders for capital. The proposed project will address the City's stated priorities regarding employment opportunities with the creation of more successful new businesses. SBRC's assistance will support new entrepreneurs' ability to start new businesses. SBRC also will provide technical assistance to help entrepreneurs with existing businesses better operate and grow their business. This project will further enhance the City's development of new employment opportunities by connecting entrepreneurs with local banks and early-stage business investors. The project will also provide access to resources, including financing and ongoing mentoring and guidance. Finally, this project will help increase employment opportunities by helping existing businesses identify new markets and grow their sales, with better marketing, advertising and social media.

PUBLIC IMPROVEMENTS

Kids \$ 20,000 45 Dixwell Ave.: Funds will be used for the purchase and installation of exterior security lighting and audio equipment for the observation rooms. LED fixtures will be installed on the front exterior of the building, which is approximately 115 ft long. These fixtures will provide enhanced lighting and security for neighborhood residents as they pass our building on Dixwell Avenue. The side entrance and parking area will also be enhanced with new LED fixtures to increase safety and security for staff and program participants. Kids will also purchase and install audio equipment for the observation rooms, providing enhanced services to families.

Boys & Girls Club of New Haven (United Workers, Inc.) \$ 20,000 253 Columbus Ave.: The Boys and Girls Club Clubhouse was built in 1989 and very little work to the infrastructure has been done in the 30 years since the building was opened. Last year, CDBG funds were allocated to support heating unit replacement. This year, funds are being requested to complete the air quality improvements with replacing the facility's mounted AC units to enhance and improve air quality. In preparing for the roof being replaced in the near future, the units will be raised to be ready for future improvements.

LCI - Public Improvements \$ 25,000 City Activity: The Administrative Services Division of LCI uses public

ACQUISITION

LCI - Acquisition \$ 35,000 City Activity - LCI's goal under the acquisition program is to rehabilitate, preserve, restore and conserve structures and properties with the goal of returning acquired property to the tax base via low/moderate homeownership or low/moderate rental units. Equally important is the utilization of acquired properties to enhance the quality of life of City residents and support public works, facilities and improvements. The success of LCI's acquisition program, as it correlates to LCI's mission, is the ability to provide property for commercial development, park or recreational uses, housing ownership opportunities, or other uses which will contribute to the general health of residents and provide safer, more stable neighborhoods. Eligible expenses under this program will be activity delivery costs, land cost, surveys, appraisals, title searches and other costs necessary to affect acquisition. Funding will be used in the CDBG eligible neighborhoods of Fair Haven, Dwight, Newhallville, Dixwell and Hill.

Habitat for Humanity \$ 40,000 Habitat for Humanity requests CDBG funding to assist with the acquisition of six vacant lots or single-family homes in the Hill, Newhallville, Fair Haven, Fair Haven Heights, Amity or West Rock neighborhoods. Habitat will construct or substantially rehabilitate these acquired properties to create six new single-family energy efficient homes which will be sold to low income working families. Habitat for Humanity builds single-family homes in partnership with a qualified low-income family or individual. Potential homeowners must have incomes between 30-60% of the AMI and are required to help build their homes with a minimum of 400 hours of volunteer labor or "sweat equity". Homes are sold at below cost with a zero percent interest 25 year mortgage held by Habitat. No bank financing is involved. CDBG funds are used for property acquisition only. Construction is financed with leveraged funding from a variety of sources including private foundations, financial institutions, corporations, religious congregations and donations from private individuals. Volunteer labor from throughout Greater New Haven and in-kind support helps to complete property construction at below market costs.

DISPOSITION

LCI - Property Management \$ 298,227 City Activity: The Property Maintenance Program provides the repairs and operating expenses necessary to maintain housing units acquired through tax foreclosure proceedings to prevent further blight conditions in deteriorating neighborhoods primarily in low and moderate-income areas. Buildings are secured, debris is removed, and overgrowth is cut down on these blighted properties.

ECONOMIC DEVELOPMENT

LCI - Economic Development Commercial Development- Main Street Project \$ 288,966 City Activity: Funds will be used to support activities which include joint marketing efforts in commercial areas; business planning assistance; façade and building renovations through the city's Façade Improvement Program; Streetscape improvements such as the installation of public infrastructure upgrades to sidewalks, curbs, street furniture, street trees, planters, signage, and other permanent improvements to entryway corridors in critical commercial districts. Specific program elements are intended to enhance the physical infrastructure, stabilize commercial districts and support employment growth in the districts. Funding may also support acquisition costs of commercial properties/structures and support of commercial development.

Economic Development Corporation of New Haven (Project: Collab) \$ 20,000 Location: 28 Orange Street. With CDBG funding, Collab will provide high-quality entrepreneurship programming to support entrepreneurs. Funds will support direct programmatic costs for two cohorts of the Collab Accelerator for FY2024 (July 2023 - June 2024), as well as support wraparound accessibility services (including interpretation, childcare, Zoom and space rental). With the CDBG funding and partnership, Collab will be able to provide high-quality entrepreneurship programming to support entrepreneurs in neighborhoods across the City of New Haven. Funds will support direct programmatic costs for two cohorts of Collab's program - the Collab Accelerator. The cohorts to be supported include: 1) High-Touch Staff Support for Program Training, Implementation, and Coaching: Collab takes an intensive approach to working with entrepreneurs of all backgrounds. Collab staff and program managers provide weekly 1-on-1 coaching sessions and weekly educational workshop trainings. 2) Wraparound Services for Program Accessibility: Many people of color, low-income, and women entrepreneurs face logistical, financial, and psychological barriers to entrepreneurship and participating in programs. To address these barriers, Collab provides (1) Zoom access for virtual programming; (2) Office Hours for 1-on-1 support before and after the program; (3) Interpretation and translation services; childcare and more throughout the City of New Haven. Project anticipates assisting 45 persons in the Accelerator Program and 75 persons the Office Hours Program.

EMERGE Connecticut \$ 40,000 Location: 830 Grand Ave. EMERGE is committed to helping formerly incarcerated adults make a successful return to their families and their communities. EMERGE operates a Transitional Employment Program offering paid, part-time job training and employment to the clients they serve. To ensure long-term independence and success of program participants, EMERGE provides wraparound supportive services like parenting classes, life coaching, and mental health services. The program model is designed to prepare clients for future jobs and family life and to end the pattern of recidivism. To ensure success of the program, EMERGE has

improvements funding on permanent improvements. This funding provides necessary repairs to public facilities: shelters, health care centers, and any other public use structure or land such as neighborhood gardens to support neighborhood revitalization and stabilization. The applicant must be the legal owner of the structure or can provide proof of a long-term lease agreement. The Activity must be in an income-eligible census tract, or the facility must provide services for predominately low/moderate income clients (at least 51% of the beneficiaries).


Leadership, Education and Athletics in Partnership, Inc. (LEAP) \$ 20,000 31 Jefferson St.: LEAP seeks funds to support key renovations of the LEAP Community Center in New Haven's Wooster Square neighborhood. LEAP's community center provides a safe place for academic enrichment, college preparation, athletics, swim classes, dance instruction, arts, gardening and cooking classes (all free of cost). The building is one of the oldest continuously operating youth centers in the country and was built over 100 years ago. **The proposed repairs include replacing the wooden floors of the dance studio and gym as well as making needed repairs to the HVAC system.** These renovations are essential in a 100-year-old building, which has sustained a lot of wear and tear over the decades. Much of the damage to the flooring of the dance studio and gym is due to water damage from an old and leaky roof (which was recently replaced with skylights). HVAC repairs are also long overdue. While some improvements to the HVAC system have been made over the past year, there remains a strong need for funding assistance to replace the building's boiler and re-insulate the building to prevent spikes in temperature during the summer and drops in temperature in the winter, which greatly hinder building usability. Funds will be used toward the cost of hiring contractors to carry out the aforementioned repairs to the dance studio, gym, and HVAC system. The community center serves over 1,300 children and adults annually.

The Mary Wade Home, Inc. \$ 25,000 118 Clinton Avenue: Funds will be used to purchase and install new commercial carpet at the Kimberly Acute Care and Short-term Rehabilitation Center. Mary Wade serves many of the oldest and frailest seniors living in Greater New Haven, with a total population of 210 on any given day. The Kimberly Center's 94 care beds are usually filled to capacity. As such, the Kimberly Center's corridors and other areas must withstand a great deal of heavy use each day, through foot traffic, wheelchairs, medical equipment, meal carts, and other use. Through nearly 15 years of routine use, there are many worn, uneven and torn/threadbare areas in the Kimberly Center's carpets. Unfortunately, this situation creates some walking and tripping hazards for residents, patients, visitors and staff. Despite frequent proper cleaning, the flooring cannot be restored to "like new" condition. The project involves replacing the 15-year-old floor coverings in the Kimberly Center with new, low-maintenance commercial-grade carpet tiles that will ensure a healthier care environment for patients, residents, staff, and visitors. With this project, the environment of care within the Kimberly Center will be safer, cleaner and more hygienic, and contribute to the health of 300 patients/residents, staff, and many visitors.

REHAB/PRESERVATION

This Order was Passed by the Board of Alders on 6/5/2023.

Attest, City Clerk



Date

6/5/2023

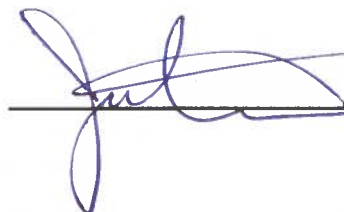
Signed, City Clerk



Date

6/15/2023

Signed, Mayor



Date

6/20/2023