



**City of Meriden, Connecticut
Program Year 41**

**Consolidated Annual Performance
Evaluation Report (CAPER)**

Year One of Five-Year Consolidated Plan (2015-2019)

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Prepared by the Community Development Office

CR-05 - Goals and Outcomes

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

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

The City made significant progress toward its five-year goals during Program Year 41. Expected program year goals were far exceeded with respect to Creating a Suitable Living Environment (3,200 persons expected vs. 78,151 served); Increasing the Supply of Decent and Affordable Housing – Homelessness Prevention (350 persons expected vs. 1,203 served); and Providing Economic Opportunity (6 persons expected vs. 1,389 served). Housing Code Enforcement inspected 4,970 of an estimated 5,000 units as set forth in the Annual Action Plan, resulting in 1,969 corrected housing code violations. Three homeowner housing units were repaired during the program year to address lead paint and sewer backup issues that would have otherwise had deleterious health effects on the residents. Progress was also made toward aligning Public Facility inner-city sidewalk funding with viable, “shovel-ready” projects, as two separate projects are expected to begin in August 2016.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration/Other/Loan Repayment	Administration	CDBG: \$	Other	Other	1	1	100.00%	1	0	0.0
Create Suitable Living Environment	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	

Create Suitable Living Environment	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16000	77252	482.83%	3200	77252	2,414.11
Increase supply of decent and affordable housing	Affordable Housing Homeless	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0		9	0	0.00
Increase supply of decent and affordable housing	Affordable Housing Homeless	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	45	3	6.67%	0	3	
Increase supply of decent and affordable housing	Affordable Housing Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	350	1203	343.71%	350	1203	343.71%
Increase supply of decent and affordable housing	Affordable Housing Homeless	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	25000	4970	19.88%	5000	4970	99.40%
Provide Economic Opportunity	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30	1389	4,630.00%	6	1389	23,150.00

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

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

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CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	0
Black or African American	0
Asian	57
American Indian or American Native	85
Native Hawaiian or Other Pacific Islander	10
Total	152
Hispanic	0
Not Hispanic	0

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

Narrative

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		3,950,969	565,755

Table 3 – Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central Downtown Area	75	80	
Meriden - Citywide	25	20	

Table 4 – Identify the geographic distribution and location of investments

Narrative

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Leveraging

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

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CR-20 - Affordable Housing 91.520(b)

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

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

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	7	19
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	3
Number of households supported through Acquisition of Existing Units	0	0
Total	12	22

Table 6 - Number of Households Supported

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

Goals and actual outcomes were close to what was anticipated. Rental assistance providers were able to assist more residents than expected, largely due to need.

Discuss how these outcomes will impact future annual action plans.

The number of households supported through rental assistance programs, and the reporting provided by NOW and the Salvation Army, indicate that a need for this type of program continues to exist. This need for rental assistance will inform future action plan funding allocations.

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

the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	8	0
Moderate-income	0	0
Total	8	0

Table 7 – Number of Persons Served

Narrative Information

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

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

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

The City conducts outreach to its homeless and at-risk-of-homelessness populations through its CDBG community partners best suited to manage the task. The Women and Families Center's Project REACH program provides direct street outreach and services to runaway and homeless street youth through age 21 with the intended goal of providing empowerment, physical and mental well-being, counseling and education. Contact is made and relationships are developed in order to best evaluate youth who may be at risk of, or subject to, suicidal thoughts, substance abuse, sexual abuse, domestic violence, gang activity, or who simply require basic needs. Project REACH has identified areas in Meriden where homeless youth often congregate, and also has a presence at community events and high schools.

Additional outreach and support is offered through the Meriden Soup Kitchen. In addition to providing hot food at no cost, the Meriden Soup Kitchen offers regular blood pressure and wellness checks; direct access to SNAP and CT HUSKY enrollment; winter clothing; books; and direction to City services five days per week.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Shelter NOW program, operated by New Opportunities, Inc., provides assistance to shelter residents via intake, case management and supportive services necessary to make the transition from temporary housing to non-emergency assistance or complete self-sufficiency. Shelter NOW has seen an increased number of residents requiring shelter services due to the scarcity of relevant job opportunities and an increased number of foreclosures/evictions affecting its population. CDBG funding provides for a case manager to assess the situation clients are in at the time and develop a plan for family intervention, treatment, job placement, school enrollment and other long/short term goals. Shelter NOW served 395 people over the course of Program Year 41.

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

In addition to the case management and life-skills services offered by Meriden-Wallingford Chrysalis,

Shelter NOW and the Women and Families Center's Project REACH, the Salvation Army Assistance Program and the NOW Security Deposit Program offer immediate housing-related financial aid to households who may be at risk of homelessness or are facing severe housing cost burden. The goal of these programs is to keep families and individuals in their homes and ameliorate the financial constraints that can lead to short and/or long-term homelessness.

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

The Shelter NOW program begins working with individuals and families immediately upon intake to assess goals and develop a plan for transitioning out of temporary/emergency housing as quickly as possible given existing circumstances.

The Meriden-Wallingford Chrysalis Self-Sufficiency Program provides help to income-eligible residents who need assistance with a range of issues, including employment, security deposits, job training, homelessness prevention and free furniture for those transitioning into new, independent housing.

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

Actions taken to address the needs of public housing

The Housing Authority of the City of Meriden (MHA) is undertaking a multi-year effort to modernize and improve its aging housing stock. In 2010, the Chamberlain Heights development was comprehensively rehabilitated using 9% tax credit funding. 9% funding has also been secured to build the new 75 unit 'Meriden Commons' development at 161 State Street. This development will be built in the parking lot of the distressed and obsolete 140-unit Mills Memorial Apartments that is currently undergoing a resident relocation program in preparation for demolition. A brand new 63-unit development at 24 Colony Street will be completed and occupied by the end of the year. The 163-unit Yale Acres development is undergoing a multi-year renovation process that will modernize the units and increase their energy efficiency utilizing geo-thermal and solar energy systems. These projects will provide the MHA and its residents with a modernized and energy efficient housing portfolio that will benefit those served for generations to come.

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

The MHA has monthly meetings with residents to encourage them to share their concerns with management and provide feedback as to operations. The MHA operates a comprehensive homeownership program that provides qualified residents with the education and supports necessary to achieve the dream of owning their own home. Successful graduates can convert their Housing Choice Voucher to a Homeownership Voucher and receive 70% mortgage assistance for 15 years.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the City of Meriden is a high performing agency.

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

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

The City of Meriden has partnered with the Meriden Housing Authority through HUD's Choice Neighborhoods initiative to drastically overhaul the Mills Memorial Housing residences in the City's downtown neighborhood. In total, 494 new or substantially rehabilitated units of housing will take the place of a dilapidated public housing facility that was steeped for years in the consequences of its own poor design. 140 units of replacement housing for households earning less than 30% of the area median income will be constructed in partnership with private developers, as well as 241 non-replacement units of affordable housing.

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

The primary obstacle to underserved needs is funding. Connecticut's budget realities are dire, and funding cuts have begun to trickle down to local service providers. The City of Meriden was fortunate to see a modest increase in CDBG funding from PY40 to PY41, however the need for grants across all Consolidated Plan program categories continues to increase as well. The Community Development Office worked closely with the Meriden City Council Human Services Committee in an effort to avoid duplication of services and direct funding to the program and geographic areas of greatest need.

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

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

Public Service activities directly related to improving economic opportunities for Meriden residents during Program Year 41 included Casa Boricua, Women and Families Center Open DOHR program and Meriden Youth Services. Together these three programs provided services to 1,389 people, with services ranging from translation, job placement, job skills training and direct connection to employment. Literacy Volunteers of Greater New-Haven, Meriden-Wallingford Chrysalis and New Opportunities, Inc. also provided self-sufficiency services designed to help low-income Meriden residents connect with employers and develop the skills that will afford them increased economic

opportunities.

The NOW Security Deposit Program and Salvation Army's Assistance Program provide immediate financial relief to families facing financial hardship that could lead immediately to housing instability and further financial peril.

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

The City's Citizen Participation Plan was reviewed and modest revisions have been identified that will allow for greater clarity with respect to public hearings and citizen review periods. Community Development staff have participated in HUD-sponsored trainings and roundtables covering topics including wage rate determinations, financial management, housing rehabilitation and Affirmatively Furthering Fair Housing.

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

The City of Meriden and the Meriden Housing Authority have partnered to apply as co-applicants for a \$20 million HUD Choice Neighborhoods Implementation grant. The proposal – which may be accessed at <http://www.meriden2020.com/Downtown-Redevelopment/meriden-choice-neighborhood/> - incorporates the redevelopment of the Mills Memorial public housing development; mixed-use, mixed-income housing centered around the recently revitalized Meriden Green Park and downtown transit center; and coordinated investments in education, neighborhood improvements, employment and health strategies.

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

The City of Meriden conducted an Analysis of Impediments to Fair Housing (AI) in 2010 in accordance with HUD regulation at 24 CFR 570.904(c)(1) for HUD CDBG Entitlement grantees.

The City of Meriden is committed to furthering fair housing opportunities for all residents. As part of this commitment, the city coordinates with various local and State agencies in undertaking housing and neighborhood revitalization activities to assist in providing housing choice. Coordination with various state and local agencies and non-profit housing providers has resulted in the ability to provide a variety of housing options and services to assist in meeting housing needs throughout the community. The City works in conjunction with private and public organizations and non-profit housing and service providers to increase fair housing opportunities. The City is committed to eliminating discriminatory practices in housing opportunities for all protected groups identified under fair housing laws.

The City maximizes its funding resources to provide and maintain affordable housing through code enforcement efforts and housing rehabilitation. The City also supports the NOW Security Deposit Program with its CDBG funding.

The City evaluates its fair housing efforts annually and has an appointed Fair Housing Officer in the Law Department. The Fair Housing designee serves as a resource for fair housing complaints from City residents, distributing Fair Housing information, providing education on Fair Housing Laws to both landlords and tenants and providing referrals to complainants. The City also seeks additional resources to provide housing choice and to improve fair housing opportunity for all City residents that address impediments identified in the Analysis of Impediments.

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CR-40 - Monitoring 91.220 and 91.230

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

Through a combination of desk monitoring, quarterly reports, on-site monitoring, labor reporting, payment requisitions, interdepartmental coordination and face-to-face meetings, the City is able to evaluate progress throughout the program year as related to goals and timetables set forth in the Annual Action Plan and written agreements with grantees/subrecipients. The intent of these monitoring policies and procedures are to identify potential discrepancies with contract standards and program requirements before they become larger issues.

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

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

The most important facet of citizen participation in the planning and allocation of HUD entitlement funds is access to information. The Community Development Office is constantly working to ensure that residents of Meriden are aware of the process and able to review and comment on decisions at their discretion.

Public notice for Program Year 41 began with a notice of funding availability on January 9, 2015. This notice was published in the *Meriden Record Journal*, as well as on the City's website, and was also made available through an email list that the City maintains and curates comprised of past program participants and interested parties that offer contact information throughout the year. An application workshop was held at City Hall, 142 East Main Street on January 21, 2015.

Notice of the first public hearing for the Consolidated Plan/Annual Action Plan planning process was published in the *Meriden Record Journal* on February 15, 2015. The first meeting was held on March 3, 2015 at the Meriden Senior Center, 22 West Main Street. Notice for the second public hearing was published in the *Meriden Record Journal* on March 22, 2015. A public comment period for the availability of the Consolidated Plan and Annual Action Plan was noticed in the *Meriden Record Journal* on March 30, 2015 and was also noticed via submission to the City Council and the Office of Community Development webpage.

The second public hearing was held on April 7, 2015 at City Hall, 142 East Main Street. City Council action on the Consolidated Plan and Annual Action Plan occurred at its regularly scheduled public meeting on May 4, 2015.

CR-45 - CDBG 91.520(c)

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

No program objectives related to targeted CDBG investments were changed during Program Year 41. The City of Meriden continues to see a tremendous amount of need across all program objective categories, as evidenced by the requests for funding far exceeding the amount of CDBG dollars made available through the formula allocation process.

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

No

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

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