



**City of Meriden, Connecticut
Program Year 43 Annual Action Plan
Year Three of Five-Year Consolidated Plan (2015-2019)**

Prepared by the Economic Development Department

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Meriden's (the "City") Program Year 43 Annual Action Plan (the "Plan") is the third plan created under its 2015-2019 Consolidated Plan for Housing and Community Development, and offers strategies and anticipated outcome indicators to address housing and non-housing community development needs, principally of low- and moderate-income persons. The goal of the Consolidated Plan and subsequent Annual Action Plans is to achieve viable community development by providing decent housing; a suitable living environment; and expanded economic opportunities for primarily low- and moderate-income persons. The Consolidated Plan promotes citizen participation and collaboration while consolidating planning, application and reporting requirements for the City's U.S. Department of Housing and Urban Development ("HUD") entitlement programs.

The Economic Development Department is the lead agency in Meriden's consolidated planning process and is also responsible for the formulation, preparation and development of each year's Annual Action Plan. Meriden's City Council has the ultimate responsibility for the allocation of Community Development Block Grant ("CDBG") Program funds. Overseeing the implementation of projects related to housing and community development are two committees of the Meriden City Council: 1) Economic Development, Housing and Zoning, and 2) Human Services. The Meriden Housing Authority has the authority and responsibility for coordinating and implementing Public Housing projects referenced in this plan. The Council of Neighborhoods coordinates various neighborhood association activities referenced in this plan. The Community Development Manager and Grant Administrator is responsible for coordinating the CDBG activities and gathering information- and data from all of the organizations and City departments involved in the City's housing and community development activities.

Low- and moderate-income definitions used in this Plan are determined by HUD and are subject to change from program year to program year. Households with income less than 80% of the area median income ("AMI") fall within the "target income" for purposes of the goals, objectives, and strategies of the Plan. In addition, census block groups where 51% or more of the households have income less than 80% of AMI are referred to as "CDBG target areas" for purposes of the CDBG program.

2. Summarize the objectives and outcomes identified in the Plan

The City's Program Year 43 Annual Action Plan was developed through collaboration with housing, health and social service providers and public agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, homeless and chronically homeless persons, as well as businesses, developers and community organizations. A local survey conducted as part of the Consolidated Plan process provided insight into community priorities. Overall, youth services, economic development, quality of life improvement and poverty reduction were identified as priority issues. Priority needs related to housing included single-family housing, homeless emergency shelter, energy assistance and first-time homebuyer assistance. For economic development, job retention or creation and employment training were rated as important. For community service needs, youth, poverty reduction and anti-crime programs were rated the highest. In terms of infrastructure, flood control and street improvements were the key issues. Lastly, for special needs services, neglected/abused children, the mentally disabled, domestic violence victims and substance abusers were identified as target populations. These issues and needs, along with others, are discussed below.

In this Plan, "very low-income" refers to households earning 0% - 30% of the median family income; "low-income" refers to households earning less than 50% of the median family income; and "moderate-income" refers to households earning between 50% and 80% of the median family income. Based on U.S. Census data, of Meriden's total households in 2011, 31% were low-income, and approximately 17% were moderate-income. The City will direct its Community Development Block Grant funding to implement and support programs that serve the moderate-, low- and very low-income households and areas in the City, as well as its other most vulnerable citizens.

Meriden continues to experience a number of housing problems, notably "cost burdened" households. Households with "moderate" cost burden pay between 30% and 50% of their income for housing costs, and households with "severe" cost burden pay over 50% of their income. In Meriden, 76% of very low-income households were cost burdened, and close to 64% were severely cost burdened. For low-income households (earning 30%-50% of median income), 50% spent between 30% and 50% of their income on housing costs, and 32% paid more than 50%.

3. Evaluation of past performance

The City of Meriden made significant progress toward meeting its strategic plan objectives during Program Year 41 (Program Year 42 is still ongoing at the time of publication of this Plan). Limited financial resources make it difficult to address all community needs and strategic plan objectives in one program year. In allocating its CDBG resources, the City of Meriden prioritizes its funding to support projects that benefit its low- and moderate-income target areas; low- and moderate-income households most in need of public services; and its youth and elderly populations. During Program Year 41 (and in the ongoing Program Year 42) Meriden funded projects that directly addressed several specific strategic plan objectives, including housing, suitable living environment, and economic opportunity.

4. Summary of Citizen Participation Process and consultation process

The City met citizen participation requirements in drafting its Annual Action Plan by conducting public outreach and encouraging citizen comment, including: a request for funding proposals document published on the City's website detailing key dates, past use of CDBG funds by the City of Meriden, and Consolidated Plan goals/outcome indicators; offering scheduled technical assistance sessions (as needed and requested by applicants) during the CDBG application process; the provision of public hearings, held on March 8, 2017, March 29, 2017 and April 13, 2017 allowing citizens and community stakeholders to comment on the allocation of funding and the CDBG process in Program Year 43; a 30-day public comment period on the PY43 Action Plan; City Council testimony on and approval of the proposed program of activities and the final budget for PY43; and public comment on the City's program performance. As part of the Plan development process and as part of on-going housing and community development efforts, the City coordinates with local non-profits, state agencies and other organizations in the implementation of its programs to ensure the greatest impact in addressing community needs.

5. Summary of public comments

There have been no comments received as of April 10, 2017.

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

There have been no comments received as of April 10, 2017.

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency

Table 1 – Responsible Agencies

Narrative (optional)

The designated lead agency for overseeing the development and implementation of the Consolidated Plan and Annual Action Plans is the City’s Economic Development Department. The Community Development Manager and Grants Administrator is primarily responsible for coordinating services of public, private, and non-profit entities, and activities related to housing and community development.

Meriden’s City Council has responsibilities for the administration and allocation of CDBG funds. Two committees of the Meriden City Council oversee the implementation of projects related to housing and community development: Economic Development, Housing, and Zoning; and Human Services. The Meriden Housing Authority has the authority and responsibility for coordinating and implementing public housing projects referenced in this Plan. The Council of Neighborhoods coordinates various neighborhood association activities.

The Community Development Manager and Grants Administrator of the City of Meriden is responsible for the coordination, oversight and general monitoring of all activities funded with CDBG. In addition, the CDBG program is staffed with an Administrative Secretary who assists in application intake, contract management, financial management and general file maintenance. As administrator of the CDBG funds, the Community Development Manager and Grants Administrator ensures compliance with Federal regulations through review of grant application funding requests, recipient contracts, quarterly performance reports, and subgrantee monitoring. All financial transactions are conducted through the City’s Finance Department, and are subject to the annual audit of the City’s municipal finances.

Consolidated Plan Public Contact Information

Tyler Fairbairn, Community Development Manager and Grants Administrator

142 East Main Street

Meriden, CT 06450

Email: tfairbairn@meridenct.gov

DRAFT

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The Citizen Participation Plan (included in the Appendix) sets forth the City's policies and procedures for citizen participation in the development of Meriden's Consolidated Plan and Annual Plan documents.

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))

Several steps were taken to ensure coordination between public and private housing, health, and social service agencies during the current program year. Each of these steps helped facilitate the exchange of information between the City and those providing critical services. The following details the planning process to enhance coordination amongst agencies and the City:

- The Community Development Manager and Grants Administrator met with sub-recipients in person during the program year. Sub-recipients are required to attend the initial CDBG public hearing at which all sub-recipients present a summary of their programs and activities, thereby providing a forum for organizations and City stakeholders to be informed as to programs and activities carried out by non-profit applicants/service providers.
- The Community Development Manager and Grants Administrator participated in and monitored several ongoing activities resulting in enhanced cooperation and coordination between the City and private and non-profit entities working to promote and develop affordable and special needs housing.
- City staff and members of the City Council review, assess and make funding determinations based on need, as determined by the community, and allocate funds in a manner that aims to avoid duplication and connect eligible individuals and households with the specific services they need.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

The list of organizations consulted with in the development of the City of Meriden's Program Year 43 Annual Action Plan is provided in AP-35. In addition to those organizations the City consulted with the City Manager and the City Council.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

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?
Choice Neighborhood Plan	Meriden Housing Authority and City of Meriden	Similar goals, only with a limited geographic scope in the Choice Neighborhood Plan.
Connecticut Main Street Center, Come Home to Downtown, Act II	City of Meriden	The Come Home to Downtown plan is focused primarily on attracting and supporting businesses to a key corridor in the City’s downtown. This planning effort informed the public facilities/economic development portions of the Strategic Plan.
CTNext Innovation Places Program	Midstate Chamber of Commerce	The Innovation Places Program is focused primarily on attracting and supporting businesses to the City of Meriden. This planning effort informed the public facilities/economic development portions of the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

DRAFT

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 notice of funding availability/ request for proposals	All interested potential applicants and City residents interested in participating in planning process	42 total applications received	N/A	N/A	http://www.cityofmeriden.org/Content/Community_Development/
2	Public hearing - March 8, 2017	All applicants and City residents interested in offering input into PY43 AAP	29 applicant speakers; 5 City Council members; 2 City staff	N/A	N/A	
3	Public hearing – March 29, 2017	City staff and Human Services Committee members; City residents interested in offering input PY43 AAP	5 City Council members; 2 City staff; 7 members of the public	N/A	N/A	

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)
5	Public hearing – April 13, 2017	All applicants and City residents interested in offering input PY43 AAP	TBD		TBD	
6	Thirty-day public comment period on draft Annual Action Plan – April 10, 2017 – May 10, 2017	City residents interested in offering input into PY43 AAP	TBD	TBD	TBD	
8	Public meeting – May 15, 2017(anticipated)	City staff and Human Services Committee members; City residents interested in offering input into PY43 AAP	TBD	TBD	TBD	

Table 4 – Citizen Participation Outreach

Program Year 43 Annual Action Plan

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				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	892,364	0	68,000	960,364	1,784,728	Expected amount available for the next two years is adjusted and prorated to assume level funding over the remainder of the Consolidated Plan period.

Table 5 - 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

The City makes efforts to leverage federal and state agency resources to meet the needs identified in its Consolidated Plan. The City has secured a Section 108 Loan of \$1,500,000 to leverage a \$300,000 DECD Brownfields Pilot grant and \$400,000 in U.S. EPA Brownfields funds to complete demolition and environmental remediation of the former Insilco Factory H building at 77 Cooper and 104 Butler Streets. Redevelopment of the Meriden Green, Meriden Transit Center, and Factory H areas are currently being facilitated with HUD Challenge Grant funding.

The Challenge Grant is funding a Transit Oriented Design plan for these areas and the acquisition of buildings for redevelopment into mixed commercial and residential uses. The TOD plan was completed in Program Year 37 and activities are underway in support of the TOD and Meriden Green project implementation.

The Economic Development Department has submitted two (2) CDBG proposals in Program Year 43 that are designed to leverage outside funding and human capital in order to implement ongoing downtown redevelopment plans. The Façade Rehabilitation Program will provide small forgivable loans to business owners who will match the funding with their own investment in their physical storefront. The Making Meriden Program will match existing and prospective entrepreneurs with available commercial space while providing seed money to both the property and business owners to implement a shared vision. The City's goal is to leverage a minimum of \$250,000 per year for at least two years through the Connecticut Main Street Center, local foundations, private banks, CTNext Innovation Places grant program and the Meriden Economic Development Corporation. Both of these proposals are designed to be self-sustaining and leverage greater funding in the future.

The City leverages other sources of funding when possible to supplement CDBG projects and provide maximum assistance in meeting community needs.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City has limited developable land, thus greatly affecting the ability to construct new affordable housing units. The City is actively involved in redevelopment efforts in its downtown that will provide new affordable housing as part of mixed-use development centered on an updated transit hub. Brownfield sites and vacant buildings – including 116 Cook Avenue, 177 East Main Street, 1 King Place and 11 Crown Street – are being remediated, repurposed and transferred to private partner organizations to be developed into usable, mixed-used developments with housing and economic development opportunities.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase supply of decent and affordable housing	2015	2019	Affordable Housing Homeless	Central Downtown Area Meriden - Citywide	Housing	CDBG: \$-----	Rental units rehabilitated: 4 Household Housing Unit Homelessness Prevention: --- Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 5,000 Household Housing Unit
2	Create Suitable Living Environment	2015	2019	Non-Housing Community Development	Central Downtown Area Meriden - Citywide	Community Services Infrastructure Public Facilities Special Needs Services	CDBG: \$-----	Public service activities other than Low/Moderate Income Housing Benefit: ----- Persons Assisted
3	Provide Economic Opportunity	2015	2019	Non-Housing Community Development	Central Downtown Area Meriden - Citywide	Business and Job Support	CDBG: \$-----	Public service activities other than Low/Moderate Income Housing Benefit: ---- Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Administration/Other/Loan Repayment	2015	2019	Administration	Central Downtown Area Meriden - Citywide	Administration/Other	CDBG: \$----	Other: 1 Other

No Goals Found

Table 6 – Goals Summary

Goal Descriptions

Table 7 – Goal Descriptions

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 91.215(b):

TBD

AP-35 Projects – 91.220(d)

Introduction

Projects proposed to receive funding in Program Year 43 are listed below. All award amounts are subject to change prior to final adoption of the Program Year 43 Annual Action Plan.

Advocacy Academy - Our Dream	\$ 3,000.00
Augusta Curtis Cultural Center - Summer Music Program	\$ 2,000.00
Beat the Street Community Center, Inc.	\$ 10,000.00
Big Brothers/Big Sisters	\$ 2,000.00
Boys and Girls Club of Meriden-Project "Club Kids"	\$ 10,000.00
Boys and Girls Club of Meriden-Summer Basketball/Teen Nights	\$ 2,000.00
Casa Boricua de Meriden, Inc. Operations	\$ 5,000.00
Casa Boricua de Meriden, Inc. - Si Yo Puedo	\$ 3,000.00
Catholic Charities - Early Childhood Success	\$ 3,631.00
Change The Play - Entrepreneurship/Music and Fashion	\$ 5,000.00
Child Guidance Clinic for Central CT, Inc.- Crisis Intervention	\$ 10,000.00
Community Health Center - Diabetic Supplies for Pregnancy	\$ 2,400.00
Franciscan Home Care and Hospice Care	\$ 9,000.00
Gallery 53 Daffodil Mosaic on Colony Street	\$ 2,315.00
Girls, Inc. - National Identity Programming	\$ 5,200.00
Kuhn Employment Opportunities - City Parks Litter Patrol	\$ 8,000.00
Literacy Volunteers of Greater New Haven/Meriden-Literacy Tutoring	\$ 3,000.00
Meriden Center Tutoring and Job Readiness Support Project	\$ 3,000.00
Meriden Children First - 2 Gen Program	\$ 3,000.00
Meriden Children First Summer Learning	\$ 8,000.00
Meriden Children's First-Meriden Family Zone Parent Engagement	\$ 4,000.00
Meriden Wallingford Chrysalis: Self Sufficiency Program	\$ 7,000.00
Meriden Soup Kitchen	\$ 3,500.00
NOW Security Rental Assistance/Eviction Protection Program	\$ 7,500.00
NOW: Shelter NOW Emergency Shelter	\$ 2,500.00
NOW: Summer Food Program	\$ 5,000.00
Rushford Save a Life: Addressing the Opioid Crisis	\$ 5,000.00
Salvation Army Emergency Assistance	\$ 4,000.00
WFC: Open DOHR Employment and Training	\$ 6,000.00
WFC: Project Reach (Reaching Every Adolescent to Create Hope)	\$ 7,000.00
Inner City Sidewalks	\$ 125,000.00
Façade Rehabilitation Program	\$ 50,000.00
Making Meriden Grant Match Program	\$ 50,000.00
My City Kitchen Buildout	\$ 10,000.00
Housing Rehabilitation Administration	\$ 66,241.00
Housing Code Enforcement Staff	\$ 278,979.00
CDBG Administration	\$ 123,603.00
Section 108 Loan Repayment	\$ 105,495.00

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Funding for Program Year 43 projects is proposed based on need, as identified in the Consolidated Plan and as evaluated through the annual allocation process. Funding has been targeted at those members of the Meriden community who are most vulnerable, including low-income residents; children; the elderly; and those with physical and mental disabilities.

Public facility activities carried out in Program Year 43 will consist of: facility improvements at Casa Boricua de Meriden to allow for permanent space for My City Kitchen; sidewalk construction carried out by the City of Meriden; and a business façade rehabilitation program managed by the City of Meriden Economic Development Department.

DRAFT

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

To be determined following final allocation decision by the Meriden City Council.

DRAFT

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

Geographic Distribution

CDBG investment in Meriden is targeted primarily in its downtown neighborhoods, which contain low- to moderate-income households, sub-standard housing conditions, and a concentration of vacant or underutilized properties. The City recognizes that the revitalization of its downtown neighborhoods is linked to the revitalization of its economy as a whole. This is also the area of focus for the Meriden Choice Neighborhood Plan and Connecticut Main Street Center “Come Home to Downtown, Act II” program. This Consolidated Plan supports these goals to revitalize the downtown neighborhoods and the local economy while also allowing for services to be provided to income-eligible recipients in other parts of the City as needed.

CDBG allocations provide support for activities that benefit low- to moderate-income households, as well as the City’s minority population, concentrated in the following census tracts: 1701, 1702, 1703, 1709, 1710 and 1714. These areas comprise a large portion of the central downtown area. Eligible census tracts have been determined through HUD’s CPD mapping tool, effective March 2017.

Target Area	Percentage of Funds
	TBD

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City has several mechanisms in place to ensure that funds go to the neediest individuals. First, City Code Enforcement activities funded by CDBG are limited to the low-income census tracts outlined above. Second, all sub-grantees under the Public Services category must provide documentation that the service is going to low-income and minority families. Finally, geographic investment in the downtown area helps to leverage much need public and private funding as Meriden revitalizes this critical target area.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 11 - 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 12 - One Year Goals for Affordable Housing by Support Type

Discussion

TBD following final allocation decision. Applications supporting affordable housing include New Opportunities security deposit program; housing rehabilitation administration; and City code enforcement staff.

The City of Meriden will utilize CDBG funding to provide the following in Program Year 43:

- Approximately 5,000 housing code enforcement inspections
- Administration of a homeowner rehabilitation program
- A security deposit program managed by New Opportunities, Inc.

In addition to direct assistance to homeowners and renters, the City will allocate critically needed funding to organizations working to address homelessness, and support those in the community who are at risk of homelessness. The New Opportunities Shelter Now Program offers emergency shelter and referrals to approximately 350 individuals, while Project Reach will connect with approximately 700 youth who are at risk of homelessness, or are living in unstable housing situations.

AP-60 Public Housing – 91.220(h)

Introduction

The Meriden Housing Authority (MHA) is responsible for providing decent, safe and sanitary housing for individuals residing in Meriden who have low- and moderate-incomes. MHA is an autonomous corporation which is allowed to act as a municipal entity and participate in municipal benefits. The City's Community Development Office and the MHA operate independently, and therefore the Community Development Office's direct role in providing public housing is very limited.

Actions planned during the next year to address the needs to public housing

Need: Shortage of affordable housing for all eligible populations

Strategy #1: Maximize the number of affordable units available to the MHA within its current resources by:

- Reducing turnover time for vacated public housing units;
- Seeking replacement of public housing units lost to the inventory through mixed-finance development;
- Maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction;
- Undertaking measures to ensure access to affordable housing among families assisted by MHA, regardless of unit size required;
- Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration; and
- Participating in the Consolidated Plan development process to ensure coordination with broader community development strategies.

Strategy #2: Increase the number of affordable housing units by:

- Applying for additional Section 8 units should they become available;
- Leveraging affordable housing resources in the community through the creation of mixed - finance housing;
- Pursuing housing resources other than public housing or Section 8 tenant-based assistance;
- Implementing project-based Section 8 voucher program consistent with revised statutes; and
- Amending Section 8 Administrative Plan to allow and promote use of project-based vouchers in neighborhoods that are under a comprehensive revitalization and at other mixed-finance developments.

Need: Specific Family Types: Families at or below 50% of Median Area Income

- Adopt rent policies to support and encourage work

Other Housing Needs & Strategies:

The Authority will continue to implement a project-based Section 8 Program (PBV) track designed to work in tandem with other sources of affordable housing finance.

Given the historic under-funding of modernization, the Authority will be looking at ways to leverage resources to redevelop its public housing portfolio. Re-establishing a stable and viable housing portfolio is a major priority for the Authority over the development of incremental units but will not preclude supporting opportunities to assist other entities in the expansion of affordable housing in Meriden.

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

MHA conducted a series of meetings with residents and management staff. These meetings brought up two main areas of concern voiced by residents: safety and security, and major repairs or replacement. With a list of specific resident concerns, the MHA can continue to work with residents to address concerns.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City intends to allocate \$9,500 in PY43 funds to two separate organizations that provide services to homeless individuals and families, as well as youth that are at risk of homelessness. Through its public services grants, the City supports the operations of several private non-profit organizations whose mission is to provide temporary housing and other related counseling services for the homeless in Meriden. During the 2017-2018 program year the City of Meriden will implement projects that impact homelessness and relieve the cost burden on special needs populations. The City has also allocated \$7,500 for security deposit and rent assistance that is intended to keep families and individuals who cannot afford such payments from living on the street, or in overcrowded housing with family and friends.

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

To address its homelessness objectives, the City will allocate resources towards the provision of housing and counseling services to individuals who are either homeless or are at risk of becoming homeless. The Women and Families Center's "Project Reach" directly benefits runaway, homeless and at-risk youth ages 12-24 by seeking out youth where they congregate and providing supportive services to build self-sufficiency and identify stable, long-term housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The following organizations specifically address the homeless needs identified in the Consolidated Plan:

- Meriden-Wallingford Chrysalis, Inc. Self Sufficiency Program
- New Opportunities Security Deposit/First Month Rent Program
- New Opportunities Shelter Now Program
- Child Guidance Clinic
- Women and Families Center – Project Reach

The Meriden Housing Authority (MHA) also works to address homelessness in the City of Meriden. MHA is responsible for providing decent, safe and sanitary housing for individuals residing in Meriden with low and moderate incomes. The Meriden Housing Authority has the following goals to address homeless needs and to prevent homelessness:

- "Expand the supply of assisted housing"
- "Increase assisted housing choices"
- "Promote self-sufficiency and asset development of families and individuals"

- “Ensure equal opportunity in housing for all Americans”

The Meriden Housing Authority will address homelessness by providing Section 8 vouchers and to provide first time homeowner loan assistance aimed at transitioning residents from public housing into the private housing market. The Meriden Housing Authority will apply if funds are available for new Section 8 Certificates or vouchers for households experience severe cost burden.

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

To end chronic homelessness, the City intends to support public service projects that provide counseling and support services to the homeless. These programs include the Meriden-Wallingford Chrysalis, Inc. Self Sufficiency Program, Shelter NOW, and Women and Family Center - Project Reach. In addition, the City will support the Child Guidance Clinic and Project Reach, which provide counseling to at-risk youth in order to alleviate future behavioral and other developmental problems that could lead to chronic homelessness.

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.

The Meriden Housing Authority has found that providing rental subsidies to households below 80% of the median income level for the area is the most cost effective and practical means to address pending homelessness. The Meriden Housing Authority will secure additional Section 8 Housing Assistance vouchers as they become available so that more individuals can be served. Project Reach will also play a critical role in identifying youth who are in unstable living environments and are at risk of becoming homeless in order to divert them from the shelter system.

Discussion

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

DRAFT

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Meriden's downtown area contains high concentrations of low- and moderate-income and minority households and much of its older housing stock. In Meriden's downtown neighborhoods, many residents frequently experience cost burden problems and homeowners struggle to maintain their properties.

An Analysis of Impediments to Fair Housing Choice (AI) is required by HUD from jurisdictions receiving Community Development Block Grant (CDBG) funding. The overall goal of the AI is to review and assess impediments to fair housing within Meriden. According to HUD, impediments to fair housing choice are:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choice or the availability of housing choices.
- Any actions, omissions, or decisions that have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

The AI report was developed in conjunction with this Consolidated Plan. It evaluates Meriden's current fair housing legal status, and its and public and private fair housing programs and activities, and provides recommendations for fair housing initiatives critical to ensuring equal housing opportunity within the City.

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

With Neighborhood Stabilization Program (NSP) program funds, the City will acquire, rehabilitate and resell homes to low and moderate income households, including minority households, in the downtown area. Similarly, the objective of the Meriden Neighborhood Preservation Program is the recovery of the downtown neighborhoods through housing rehabilitation. Using a portion of its CDBG funds and other public subsidies, the City provides below market interest rate loans to low to moderate income property owners (living within designated "Neighborhood Strategy Areas") for housing rehabilitation.

In addition to the activities undertaken by the City, the Meriden Housing Authority addresses barriers to affordable housing by providing economic subsidies. The Meriden Housing Authority states the following

goal related to the removal of barriers to affordable housing: “Increase the availability of decent, safe and affordable housing by applying for additional rental vouchers, reducing public housing vacancies, and leveraging private or other public funds to create additional housing opportunities.” Towards this end, the Meriden Housing Authority will continue to reduce the barriers to affordable housing by providing Section 8 vouchers and to provide first-time homeowner loan assistance aimed at transitioning residents from public housing into the private housing market.

Discussion

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction

The projects included in the Program Year 43 Annual Action Plan were chosen for the range and quality of services and programs geared toward the most vulnerable Meriden residents, and for their alignment with the priorities detailed in the City's Consolidated Plan. These projects will address a number of the planning objectives of the City of Meriden to: address obstacles to meeting underserved needs; foster and maintain affordable housing; reduce lead-based paint hazards; reduce the number of poverty-level families; develop institutional structure; and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The allocation of funding in Program Year 43 aims to provide Meriden's special needs populations, including elderly, the poor, and the handicapped, access to services used by the public at large. Projects will provide a suitable living environment by making services accessible to needy individuals. Examples include:

- Youth sports, arts, educational and empowerment activities.
- Literacy training and translation services for residents who do not speak English as their first language.
- Employment and entrepreneurship training.
- Employment opportunities for mentally disabled adults.
- Mobile computer/internet access provided to residents of Meriden public housing.
- Homelessness prevention and outreach.
- Emergency shelter and referral services.
- Homecare for the elderly.
- Outreach, education and treatment related to the opioid crisis.

Actions planned to foster and maintain affordable housing

The City of Meriden will provide low-interest forbearance loans for single-unit and multi-unit residential rehabilitation projects within the target area. This includes continuation of the Neighborhood Preservation Program to increase affordable, decent housing in the City center. The New Opportunities Security Deposit Program will also provide residents who otherwise would not be able to afford an apartment with the assistance needed to gain entry to the rental market. Salvation Army's Emergency Assistance Program will also aid renters who may otherwise have to make the nearly impossible choice of whether to pay rent or buy food/pay bills.

Actions planned to reduce lead-based paint hazards

Funding provided to City staff through the Housing category will in part cover housing inspections throughout targeted geographic areas in Meriden, and will address lead paint hazards as needed.

Actions planned to reduce the number of poverty-level families

Provide those in need of temporary housing and counseling services, including adults and children who are victims of domestic violence and sexual abuse, access to needed services in Meriden. Projects will provide a suitable living environment by making services accessible to needy individuals. Further, employment training, entrepreneurship programming, literacy training for both children and non-English speakers are all designed to provide residents with the skills and knowledge to improve the quality of their life as well as their families.

Actions planned to develop institutional structure

CDBG administrative funds will contribute to the administration of the CDBG Program and help ensure that the City meets the statutory and regulatory objectives outlined as a condition of participation in the program. The Community Development Manager and Grants Administrator will take the following actions to ensure that needed services are coordinated between the City, subrecipient organizations carrying out CDBG activities, and the public who benefit from the CDBG-funded activities:

- Post CDBG Program materials and announcements, such as the availability of the Environmental Review Record, Annual Plan, CAPER, and RFP documents in the local newspaper and on the City's website www.cityofmeriden.org.
- Distribute copies of all materials to the general public, non-profit organizations, and elected officials when available.
- Hold one-on-one meetings with sub-recipients to discuss quarterly report accomplishments.
- Provide referrals to appropriate City departments and local organizations, such as Community Action, NPP, and the Meriden Housing Authority.

Actions planned to enhance coordination between public and private housing and social service agencies

The Meriden Housing Authority will continue to reduce the barriers to affordable housing by providing Section 8 vouchers and to provide first-time homeowner loan assistance aimed at transitioning residents from public housing into the private housing market.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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: Not applicable.
 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: \$0
 3. The amount of surplus funds from urban renewal settlements: Not applicable.
 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: Not applicable.
 5. The amount of income from float-funded activities
- Total Program Income: \$0

Other CDBG Requirements

1. The amount of urgent need activities

Discussion