



**City of Meriden, Connecticut  
Program Year 44**

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

**Year Four of Five-Year Consolidated Plan (2015-2019)**

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 housing and community development goals during Program Year 44 (July 1, 2018 – June 30, 2019). Expected Program Year goals were far exceeded with respect to Creating a Suitable Living Environment (33,014 persons expected versus 45,738 served). Also, 456 persons were provided overnight shelter (versus an anticipated 212), indicating that there is both a need and a capable provider for this service. Housing Code Enforcement conducted 5,300 inspections. These inspections resulted in 1,889 corrected housing code violations – a slight decrease in corrected violations from Program Year 43. This is likely the result of change-over in personnel that occurred, with the Housing Department being understaffed for several months. Additionally, 1,674 Certificates of Compliance inspections took place. Six homeowner housing residential properties were repaired during the Program Year to address needed repairs. Progress was also made toward completing Public Facility inner-city sidewalk construction. Sidewalk installation and repairs began along Grove Street in Spring of 2018, with work continuing through the Summer. Unfortunately, no businesses nor facades were assisted/improved in the Program Year due to the lengthy process of coming up with program guidelines, scoping out projects, and following all necessary environmental review and procurement guidelines, and waiting on suitable weather for construction. However, two projects are underway with several other potential applications in the pipeline. Accomplishments will likely be reported in the following year's CAPER.

### 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	2	2	100.00%	2	0	0.00%

Create Suitable Living Environment	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	16250		750	16250	2,166.67%
Create Suitable Living Environment	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	16000	179059	1,119.12%	33014	45738	138.54%
Create Suitable Living Environment	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0		5	0	0.00%
Create Suitable Living Environment	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Create Suitable Living Environment	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	700	2012	287.43%	212	456	215.09%
Create Suitable Living Environment	Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	350	2019	576.86%	52	72	138.46%
Create Suitable Living Environment	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0				

Increase supply of decent and affordable housing	Affordable Housing Homeless	CDBG: \$ / Revolving Loan Fund: \$27656 9.98	Rental units rehabilitated	Household Housing Unit	0	4		0	4	
Increase supply of decent and affordable housing	Affordable Housing Homeless	CDBG: \$ / Revolving Loan Fund: \$27656 9.98	Homeowner Housing Rehabilitated	Household Housing Unit	45	18	40.00%	5	6	120.00%
Increase supply of decent and affordable housing	Affordable Housing Homeless	CDBG: \$ / Revolving Loan Fund: \$27656 9.98	Homelessness Prevention	Persons Assisted	350	1203	343.71%			
Increase supply of decent and affordable housing	Affordable Housing Homeless	CDBG: \$ / Revolving Loan Fund: \$27656 9.98	Housing for Homeless added	Household Housing Unit	0	0		0	0	

Increase supply of decent and affordable housing	Affordable Housing Homeless	CDBG: \$ / Revolving Loan Fund: \$27656 9.98	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Increase supply of decent and affordable housing	Affordable Housing Homeless	CDBG: \$ / Revolving Loan Fund: \$27656 9.98	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	25000	21255	85.02%	7500	5300	70.67%
Provide Economic Opportunity	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Provide Economic Opportunity	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30	2951	9,836.67%	1058	1562	147.64%
Provide Economic Opportunity	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	78		0	0	

**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.**

The City made significant progress toward its five-year goals during Program Year 44. Expected program year goals were far exceeded with respect to Creating a Suitable Living Environment (33,014 persons expected vs. 45,738 served) and Providing Economic Opportunity (1,058 persons expected vs. 1,562 served). Increasing the Supply of Decent and Affordable Housing activities displayed mixed results in that 7,500 inspections were expected, along with 5 units of housing to be rehabilitated, while only 5,300 inspections occurred and 10 units were rehabbed. Housing Code Enforcement inspections resulted in 2,265 corrected housing code violations. Six properties encompassing 10 units were repaired during the program year to address roofing, heating issues, plumbing, and sewer line replacements. Progress was also made toward aligning Public Facility inner-city sidewalk funding with viable, "shovel-ready" projects. Work was completed along a section of Grove Street in downtown Meriden as the program year turned over between Program Year 43 and 44 (approximately in June-July of 2018). Additional projects are expected to occur in late Summer of 2019 in the Springdale Ave area.

Several activities that received funding in Program Year 44 will have accomplishments to report in the following program year. One such activity is the improvements to the facilities utilized by the Meriden Youth Football organization, known as the Meriden Raiders. This non-profit agency administers the youth football program that serves many underprivileged and low/mod income individuals. The buildout for the facility improvements will likely continue through the Summer and Fall of 2019. Programming is already occurring and is expected to continue. Additionally, there are no accomplishments to report in program year 43 or 44 for the Meriden Match Façade Rehabilitation Program. During Program Years 43 and 44, staff formulated policies and procedures for the program and also began accepting pre-applications for potential façade improvements to be done. Staff also procured an architect to work with applicants that need architectural services to scope out their desired work into a clearly delineated project that meets the program's guidelines. Staff has also conducted environmental reviews and obtained quotes on several projects. Several project applicants have withdrawn their applications due to increased costs related to the need to pay prevailing wages, adhere to CT SHPO mitigation measures, maintain flood insurance, and other associated requirements that come with accepting federal funds. Having said that, there are two projects that have progressed past the point of signing contracts, with rehabilitation work likely getting underway in late Summer/early fall of 2019. The City also continues to accept pre-applications on a rolling basis.

## 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	28,851
Black or African American	17,509
Asian	42
American Indian or American Native	21
Native Hawaiian or Other Pacific Islander	22
<b>Total</b>	<b>46,445</b>
Hispanic	20,243
Not Hispanic	26,957

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

### Narrative

These numbers represent the number of individuals assisted via Public Service activities funded and/or carried out in Program Year 44.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,091,639	615,216
Other	public - federal	276,570	101,021

Table 3 - Resources Made Available

### Narrative

Amount of resources listed as expended for CDBG comes from the PR-05 - Drawdown Report by Project and Activity for Grant Year 2018 (PY 44). This report details all drawdowns that were requested in the program year for PY 44 activities and is included as an attachment. The "Other" fund listed above is the City's Revolving Loan Fund that is used to provide low-interest loans for homeowner rehab projects.

When looking at the PR-07 - Drawdown Report by Voucher number, an additional \$113,675.05 was expended in Program 2018, but these funds were spent on activities previously funded in prior program years. All numbers are subject to change once a final drawdown request occurs prior to the submission of this CAPER and prior to 90 days elapsing after the end of Program Year 44 (6/30/2019).

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Central Downtown Area	70	63	
Meriden - Citywide	30	37	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Investments continue to be focused on the downtown area of the City of Meriden. Central Downtown remains the area of the City with the highest concentration of low/mod income residents and households. It also continues to be the location of many of the non-profits and other groups that provide vital services to the area's residents.



## **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.**

CDBG funds leverage countless amounts of monetary and human capital on an annual basis in the City of Meriden. In Program Year 44, 35 activities received CDBG funds, including 28 Public Service programs run by approximately 23 separate organizations. Each organization has a budget that includes funds that are non-CDBG related but still are used to help provide vital services to the City of Meriden and its citizens. Program partners include small and large non-profit agencies; local community organizations; government agencies; and larger organizations with national boards. Often CDBG funds received by these various organizations are then used as leverage to help secure other grants. In the case of New Opportunities, their rental assistance/security deposit program was able to secure a \$14,000 grant from FEMA as a result of being able to leverage the CDBG funds provided. Furthermore, the Rushford organization secured a 4 year, \$2 million dollar grant from SAMHSA for opioid referral services in coordination with the Meriden Health Department.

Additionally, although no funding was spent on the issuance of forgivable loans for the Meriden Match Facade Improvement Project in Program Year 44, many projects are currently in the queue. Indeed, two projects are expected to be completed over the summer/early fall of Program Year 45 (Grant Year 2019). In order for applicants to receive the CDBG funds, they will be required to provide a funding match totaling between 25%-50% of the total project cost.

Funding of the Rehab Administration Program, Code Enforcement, and the Inner City Sidewalk activities also maintains the momentum of the significant financial investment that has occurred in the downtown area of Meriden in the past 5 years. Said assistance has come from the Federal Government in the form of EPA assessment and cleanup grants, from the State of CT in the form of Brownfields Cleanup grants & loans and a rebuilt train station, and numerous municipal monetary outlays.

## CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	50	72
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	5	10
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>55</b>	<b>82</b>

Table 6 – Number of Households Supported

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

Affordable housing goals and actual outcomes tracked closely with what was anticipated in the Program Year 44 Annual Action Plan. Rental assistance providers were able to assist more residents than expected, largely due to need. This need is expressed in the continued request by the rental assistance providers for increased levels of funding. The New Opportunities Security Deposit/First Month Rent Program actually was also able to serve a great number of individuals than expected as a result of leveraging CDBG funding to get an additional \$14,000 grant from FEMA.

Through the City's NPP program, 6 existing residential structures received financial assistance to pay for various repairs. Since several of these structures were two or 3 family dwellings, a total of 10 households were assisted through this program. Rehabilitation of existing units thus exceeded the one-year target of five units, both in terms of total number of structures (6) and total number of units (10). Rehab projects included replacement of sewer lines, roofing/siding, and heating system repairs.

**Discuss how these outcomes will impact future annual action plans.**

The number of households supported through rental and utility assistance programs, and the reporting provided by NOW and the Salvation Army, indicate that a need for this type of program continues to exist. Indeed, Economic Development staff frequently receives inquiries into whether the City itself offers services similar to NOW and the Salvation Army, meaning there is a high demand for such assistance. This need for rental assistance will inform future action plan funding allocations through the Meriden City Council. Indeed, both organizations are slated to receive funding similar to funding levels of Program Year 44 in the Program Year 45 Annual Action Plan.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	23	0
Low-income	23	0
Moderate-income	34	0
<b>Total</b>	<b>80</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The reason there is a discrepancy between the total number of households assisted and the number of households served by income is that two of the units that were rehabbed were in multifamily structures where at least 51% of households were Low/Moderate Income.

## **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, assistance with 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. The City will also be funding an additional "foodbank" style activity in the coming program year that is open on days when the Meriden Soup Kitchen is closed in order to provide more complete services to those in need.

### **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 of entry and develop a plan for family intervention, treatment, job placement, school enrollment and other long/short term goals. Shelter NOW served 456 people over the course of Program Year 44, which represents an approximate 100 person increase over program year 43. Shelter NOW has also begun an expansion project at the facility to increase capacity and services.

**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. During Program Year 44, the Salvation Army assisted 44 income-eligible people and the NOW Security Deposit Program provided assistance to 28 income-eligible people.

**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. This work is undertaken by an onsite case-manager.

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. The program focuses on assisting survivors of domestic violence in navigating challenges faced when building their new lives from violence.

Project REACH also works with unsheltered teens to begin the transition into permanent, stable and safe 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% Low Income Housing Tax Credit (LIHTC) funding. LIHTC funding was also secured to build a 63-unit development at 24 Colony Street. The development was completed in 2016 and, at the end of that year, all residential units were fully leased. 90% of the units (56 total) are considered affordable for residents at or below 60% AMI, and 24 units of those units were set aside for former Mills public housing residents. During program year 42, the Meriden Housing Authority was awarded another 9% LIHTC award to construct the 75 unit 'Meriden Commons' development at 161 State Street. This development, which was completed in the Summer of 2018, was built in the parking lot of the distressed and obsolete 140-unit Mills Memorial Apartments, which are now completely abated and demolished. Meriden Commons has since been occupied/leased out. The Meriden Housing Authority is also near completing the second phase of the Meriden Commons project, known as MC2. This project includes an additional 76 units, most of which are affordable. The 163-unit Yale Acres development is currently 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. Lastly, 11 Crown Street is another housing development in the TOD district in Meriden that is currently under construction. This mixed-use development include 81 units in total, 64 of which are affordable.

### **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 fifteen years.

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

The Housing Authority of the City of Meriden is a high performing agency, therefore no corrective action/assistance from the City of Meriden was required during Program Year 44. The Housing Authority is not considered a troubled PHA.

## **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 collaborated 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 ultimately be constructed in partnership with private developers, as well as 241 non-replacement units of affordable housing.

Construction began on the first phase of development in Spring 2017. This development, known as Meriden Commons 1, was finished in July 2018 with lease-up continuing throughout the summer. Just north of Meriden Commons 1 is the site of the next phase of development, known as Meriden Commons 2. Construction began in Summer 2018 and is expected to be completed in late Summer of 2019. Construction also began in Spring of 2019 on the mixed-use development project at 11 Crown Street, which is the former site of the Meriden Record Journal. This project includes 81 units, 64 of which are affordable, including 20 Mills replacement units. Construction and lease-up is expected to take approximately 24 months.

Adjacent to the new construction, the City began the abatement and demolition of the Mills housing development in Summer 2018 as well, with complete demolition occurring in late winter of 2019. The Mills site will become a continuation of the Meriden Green, acting not only as a space for recreation and gatherings, but also as a key part of the City's flood control improvements. Replacement of the Mills project is one of the most significant actions the City of Meriden has pursued to ameliorate decades of poor urban development in its downtown.

The Economic Development Department and Planning Department work closely with developers of multi-family housing to ensure that affordable housing is included in new construction of housing units. Indeed, the City's Transit Oriented Development zoning district that encompasses much of downtown Meriden is designed to promote denser housing and commercial uses surrounding the new train station, which has been serviced by the newly launched CT Rail since June 2018. Furthermore, the Planning Department is currently undertaking a close look at housing, both affordable and market rate, as part of the update of the City's Plan of Conservation and Development. Initial data points show that Meriden in fact has the second highest number of affordable units (4,077) in New Haven County, according to the CT Department of Housing. This number equates to 13.41 % of the City's housing stock.

**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 continue to have an impact on local municipalities, non-profits, and other local service providers. Indeed, the City of Meriden itself has seen its own budget pressures related to maintaining sufficient public services without increasing taxation levels, while in an environment of lowered state and federal assistance and increasing non-discretionary costs that must be paid.

The City of Meriden was fortunate to see a modest increase in CDBG funding from PY43 to PY44, however the need for grants across all Consolidated Plan program categories continues to increase as well. In order to best allocate these funds, The Community Development Office worked closely with the Meriden City Council Human Services Committee and other City Staff in an effort to avoid duplication of services and direct funding to the program and geographic areas of greatest need. Funded activities are reviewed annually in terms of timeliness and accomplishments to ensure that the greatest amount of need is being met with each CDBG award. In some cases, City staff have recommended decreased funding levels for activities that either underperform or do not submit required reporting and invoice materials in a timely manner so that funds can be shifted to more impactful activities. The City also continually explores alternative activities and programs that could be funded in order to better serve those in need.

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

Lead-based paint hazards are evaluated on a case-by-case basis in all of Meriden's Neighborhood Preservation Program homeowner rehabilitation loans. However, this program is currently aimed to offer assistance only in instances that do not disturb lead-based paint hazards. None of the City's Public Facility projects in Program Year 44 involved the rehabilitation of housing units, and were thus not subject to the requirements set forth at 24 CFR 91.220(k) or 91.320(j).

Although no projects were undertaken in Program Year 44 as part of the Meriden Match Facade Improvement program, lead-based paint hazards were considered when drafting program guidelines and reviewing potential projects. Additionally, the proposed projects that will hopefully be completed in Program Year 45 involve improvements to commercial facilities.

#### **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 44 included Advocacy Academy, Casa Boricua, MXCC Student Assistance, Women and Families Center Open DOHR program, Change the Play, Meriden-Wallingford Chrysalis's Self Sufficiency Program, and the Construction Workforce Initiative. Together these seven programs provided services to 309 people, with services ranging from translation, job placement, mental health services in public schools, 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. Eviction from housing is one of the greatest contributors to cycles of poverty, as housing instability impacts employment, childhood education and general well-being of the households affected. These programs help preclude short term financial troubles from turning into long term poverty and homelessness. Together, these programs assisted 72 individuals.

The Kuhn Employment Opportunities activity also helps those with disabilities to earn an income and provide a vital service to the community by cleaning up certain city parks. This program provided employment to 43 disabled individuals.

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

The City's Citizen Participation Plan was reviewed and modest revisions were implemented in Program Year 43 that allow for greater clarity with respect to public hearings, citizen review periods, and methods for citizens to issue comments. Policies and procedures were created or modified to address Equal Access to Housing, subrecipient monitoring, contingency planning for Annual Action Plan submission, Procurement policies, beneficiary income certification, and financial management.

Community Development staff participated in HUD-sponsored trainings and roundtables covering topics including environmental review, financial management, housing rehabilitation, Opportunity Zones, Annual Plan and CAPER best practices, and audits. Further, the Community Development Office's merger with the City's Economic Development Department continues to improve internal and external coordination and collaboration; better target CDBG awards related to housing and economic development; and increase inter-office working knowledge of the CDBG Program.

Community Development staff also worked closely with other City Departments during an on-site monitoring visit by the HUD Hartford Field Office in June of 2019. During that monitoring visit, HUD-Hartford found that overall management systems utilized by the City to implement its CDBG program were strong and that no concerns were noted in relation to its policies and procedures. The City will continue to work with HUD-Hartford to address concerns related to the NPP homeowner rehabilitation program.

#### **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 partnered to re-apply as co-applicants for an \$18 million HUD Choice Neighborhoods Implementation grant. The proposal incorporated 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. The work on the application was enhanced by the City/Meriden Housing Authority Planning Committee

that is made up of City Staff, Housing Authority staff, developers, and local service providers and stakeholders. While the Implementation grant was again not awarded, the partnership that applied was able to conduct a debriefing with HUD on the application that provided input into the ongoing efforts in downtown Meriden.

Although the City/MHA Planning Committee has stopped meeting regularly, the planning process that resulted from receiving a Choice Neighborhoods Planning Grant and through two subsequent applications for an Implementation grant has allowed for enhanced coordination between the City of Meriden, the Housing Authority, local services providers and private housing developers. This planning process continues to progress through coordinated efforts to provide housing, services, and economic opportunities in the City's downtown. Indeed, the demolition of the Mills Memorial Housing Development, which was finished in early 2019, required the City and the MHA to work closely together. This partnership ultimately enabled the distressed public housing complex to be demolished, and has allowed for the construction of the Meriden Commons development. This multi-phased development incorporates 151 units of housing, the majority of which are affordable or direct replacement units for the Mills development. This working relationship between the City, MHA, and social service providers continues as all work in unison to explore options that will improve the quality of life for Meriden residents.

**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. As part of its upcoming Consolidated Plan update in Program Year 45, Meriden will be conducting a new Analysis of Impediments to Fair Housing.

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 through the Neighborhood Preservation Program. The City also supports the NOW Security Deposit Program and the Salvation Army Emergency Assistance 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. No fair housing related complaints were received by the City of Meriden during Program Year 44.

DRAFT

## **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 subrecipients. The intent of these monitoring policies and procedures is to identify potential discrepancies with contract standards and program requirements before they become larger issues.

The City was also monitored by HUD in June of 2019. This monitoring took a look at the City's overall CDBG program policies as well as specific activities that were undertaken in Fiscal Year 2017, Program Year 43. City Staff will continue to work with the HUD Hartford Field Office to address areas of concern in order to ensure the City complies with all applicable regulations and procedures.

Minority businesses outreach continued during Program Year 44 thanks to the merger of the Community Development Office and Economic Development Department. Both CDBG Admin Staff as well as City economic development staff work daily with small and minority-owned businesses and entrepreneurs to identify viable commercial opportunities in the Downtown CDBG-eligible business district. This has resulted in significant interest in grant funding for business development, business expansion, and opportunities to provide capital to businesses for fit-out or code corrections. While the city did create the facade rehabilitation program in Program Year 43 to work towards these goals, the program has not been as successful at incentivizing development by minority owned businesses or entrepreneurs in the downtown area as was initially hoped. The City will continue to fine tune this program and potentially create new economic development oriented programs in coming years to assist minority owned businesses, and indeed, all businesses and downtown landowners. A major first step in this process will be the return of the Economic Development Department to full staffing levels with the hiring of the Economic Development Specialist. This position will be focused on business outreach and support. The City will likely seek applicants for this position that are fluent in Spanish.

## **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 Economic 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 44 began with a notice of funding availability on February 6, 2018. 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. This email list contains roughly 96 individuals or organizations as well as City Council members and City Staff.

Notice of the first public hearing for the Consolidated Plan/Annual Action Plan planning process was published in the *Meriden Record Journal* on February 6, 2018, and was also re-noticed on March 7, 2018 due to inclement weather. The first meeting was held on March 14, 2018 at the Meriden Senior Center, 22 West Main Street, Meriden, CT. Notice for the second public hearing was published in the *Meriden Record Journal* on March 21, 2018. A 30-day public comment period for the Annual Action Plan was noticed in the *Meriden Record Journal* on April 5, 2018 and was also noticed via the Office of Community Development webpage and the Economic Development Department's websites known as Meriden2020.com and meridenbiz.com. Notice for the third public hearing was published in the *Meriden Record Journal* on April 24, 2018.

The second public hearing was held on March 28, 2018 at City Hall, 142 East Main Street, Meriden, CT. The third public hearing was held on May 1, 2018 at City Hall, 142 East Main Street, Meriden, CT. At this third meeting, The Human Services Committee of the Meriden City Council also met on the proposed appropriations for PY 44 prior to making a recommendation to the full City Council. City Council action on the Annual Action Plan occurred at its regularly scheduled public meeting on May7, 2018.

Finally, availability of the PY44 CAPER for review and public comment will be noticed on August 28, 2019 in the *Meriden Record Journal* as well as on the City's Economic Development Website. The CAPER will be made available on the City's Community Development website and a hard copy will be placed in the Office of Community Development in Meriden City Hall. Comments will be accepted through September 16, 2019. Per the requirements of the City's Citizen Participation plan, the CAPER must be made available for public comment and review via a display advertisement in the *Meriden Record Journal* at least fifteen (15) days before it is submitted to HUD. The City of Meriden will include any comments received in the final submission of the CAPER to HUD.

## **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 44. 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. This is particularly true of requests for funding for public services and public facilities activities. Considerable interest in using CDBG funds for economic development opportunities also exists among City staff, businesses, and property owners in the City. City staff will likely work to review the eligibility and implementability of potential programs that seek to promote economic development programs in future program years.

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

No

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

# Attachment

## PR-05 Report

IDIS - PR05			U.S. Department of Housing and Urban Development Office of Community Planning and Development Integrated Disbursement and Information System Drawdown Report by Project and Activity MERIDEN, CT										DATE: 06-12-19 TIME: 10:04 PAGE: 1
REPORT FOR	PROGRAM : ALL PGM YR : 2018 PROJECT : ALL ACTIVITY : ALL												
Program Year/ Project			IDIS Act ID	Activity Name	Prior Year	Voucher Number	Line Item	Voucher Status	LOCES Send Date	Grant Year	Grant Number	Fund Type	Drawn Amount
2018	1	Public Service	825	Advocacy Academy - Accomplish Education		6225910	30	Completed	1/18/2019	###	818MC090007	EN	\$1,500.00
						6254138	20	Completed	4/16/2019	###	818MC090007	EN	\$2,300.00
						6279302	17	Completed	7/3/2019	###	818MC090007	EN	\$1,000.00
								Activity Total					\$4,600.00
2018	1	Public Service	827	Best the Street After School Program		6225910	28	Completed	1/18/2019	###	818MC090007	EN	\$3,147.00
						6254138	18	Completed	4/16/2019	###	818MC090007	EN	\$3,779.72
						6279302	15	Completed	7/3/2019	###	818MC090007	EN	\$1,917.38
								Activity Total					\$8,844.10
2018	1	Public Service	828	Boys and Girls Club - Club Kids		6225910	18	Completed	1/18/2019	###	818MC090007	EN	\$2,660.00
						6254138	9	Completed	4/16/2019	###	818MC090007	EN	\$2,740.00
						6279302	5	Completed	7/3/2019	###	818MC090007	EN	\$1,775.00
								Activity Total					\$7,175.00
2018	1	Public Service	829	Boys and Girls Club - Summer Basketball/Teen Night		6254138	5	Completed	4/16/2019	###	818MC090007	EN	\$3,551.00
								Activity Total					\$3,551.00
2018	1	Public Service	832	Change the Play Meals		6225910	27	Completed	1/18/2019	###	818MC090007	EN	\$11,551.00
								Activity Total					\$11,551.00
2018	1	Public Service	833	Child Guidance		6225910	17	Completed	1/18/2019	###	818MC090007	EN	\$2,896.25
								Activity Total					\$2,896.25
2018	1	Public Service	834	Construction Workforce Initiative 2		6225910	20	Completed	1/18/2019	###	818MC090007	EN	\$7,051.00
								Activity Total					\$7,051.00
2018	1	Public Service	835	Franciscan Home/Hospice Care		6225910	19	Completed	1/18/2019	###	818MC090007	EN	\$1,797.75
						6254138	10	Completed	4/16/2019	###	818MC090007	EN	\$1,436.20
						6279302	6	Completed	7/3/2019	###	818MC090007	EN	\$2,013.48
								Activity Total					\$5,249.43
2018	1	Public Service	836	Girls, Inc. National Identity Program		6225910	14	Completed	1/18/2019	###	818MC090007	EN	\$2,107.48
						6254138	6	Completed	4/16/2019	###	818MC090007	EN	\$1,406.51
						6279302	2	Completed	7/3/2019	###	818MC090007	EN	\$3,045.45







2018	1	Public Service	B50	Salvation Army Emergency Assistance	6225910	21	Completed	1/18/2019	#### 818MC090007	EN	\$650.00
					6254138	12	Completed	4/16/2019	#### 818MC090007	EN	\$1,774.15
					6279302	8	Completed	7/3/2019	#### 818MC090007	EN	\$2,483.46
					Activity Total						\$4,907.61
2018	1	Public Service	B51	Rushford Save a Life	6254138	11	Completed	4/16/2019	#### 818MC090007	EN	\$7,914.00
					6279302	7	Completed	7/3/2019	#### 818MC090007	EN	\$2,637.00
					Activity Total						\$10,551.00
2018	1	Public Service	B52	Shelter NOW	6225910	25	Completed	1/18/2019	#### 818MC090007	EN	\$3,387.75
					6254138	15	Completed	4/16/2019	#### 818MC090007	EN	\$3,387.75
					6279302	12	Completed	7/3/2019	#### 818MC090007	EN	\$3,387.75
					Activity Total						\$10,163.25
					Project Total						139,716.73
2018	3	Housing	B56	PY44 Rehabilitation Administration	6225910	35	Completed	1/18/2019	#### 818MC090007	EN	\$31,140.51
					6254138	22	Completed	4/16/2019	#### 818MC090007	EN	\$12,791.39
					6279302	19	Completed	7/3/2019	#### 818MC090007	EN	\$865.53
					Activity Total						\$44,797.43
2018	3	Housing	B57	PY44 Housing Code Enforcement	6225910	31	Completed	1/18/2019	#### 814MC090007	EN	\$25,856.59
					6225910	32	Completed	1/18/2019	#### 815MC090007	EN	\$6.00
					6225910	33	Completed	1/18/2019	#### 816MC090007	EN	\$12,663.95
					6225910	34	Completed	1/18/2019	#### 818MC090007	EN	\$75,618.45
					6254138	21	Completed	4/16/2019	#### 818MC090007	EN	\$65,824.50
					6279302	18	Completed	7/3/2019	#### 818MC090007	EN	\$37,080.64
					Activity Total						\$217,050.13
					Project Total						261,847.56
2018	4	Administration	B58	PY44 CDHG Administration	6225910	36	Completed	1/18/2019	#### 818MC090007	EN	\$55,684.09
					6254138	23	Completed	4/16/2019	#### 818MC090007	EN	\$36,064.11
					6279302	20	Completed	7/3/2019	#### 818MC090007	EN	\$17,649.61
					Activity Total						\$109,397.81
					Project Total						109,397.81
2018	5	Section 108 Repayment	B59	PY44 Section 108 Loan Repayment	6225910	11	Completed	1/18/2019	#### 818MC090007	EN	\$89,958.75
					6254138	3	Completed	4/16/2019	#### 818MC090007	EN	\$14,295.00
					Activity Total						\$104,253.75
					Project Total						104,253.75
					Program Year 2018 Total						615,215.85