



PY 52 Annual Action Plan (2026)

DRAFT

Economic Development Department

142 East Main Street

Meriden, CT 06450

Annual Action Plan
2026

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Executive Summary

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

1. Introduction

The City of Meriden is a federal entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. The City's Economic and Community Development Department is the lead department responsible for administering the grant program and annual CDBG grant fund. The City works to provide safe, decent, and affordable housing, a suitable living environment, and economic opportunities especially for low- to moderate-income individuals and special needs communities. As a HUD entitlement community, the City is required to submit a 5-Year Consolidated Plan which includes the Citizen Participation Process, the Needs Assessment, the Market Analysis and a Strategic Plan which explains how priority needs of the community identified in this Plan translate to goals and objectives. The Strategic Plan includes broad strategies to advance goals related to improving public facilities and infrastructure, economic development and public services that will improve the quality of life of Meriden's residents. This PY 2026 Annual Action Plan outlines the City's planned projects and activities to address identified priority needs and specific goal objectives during the second program year of the 2025-2029 Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

The City of Meriden has developed its strategic plan based on an analysis of the data presented in this plan and the community participation and stakeholder consultation process. Through these efforts, the City has identified five priority needs and associated goals to address those needs. The priority needs include:

Priority Need: Public Facility and Infrastructure Improvements

Goal: 1A Improve Public Facilities & Infrastructure: Expand and improve public infrastructure through activities for LMI persons and households. Improve access to public facilities that will benefit LMI persons and households. Funds will be used to improve public facilities such as recreational parks and community centers. Outcome - Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

Priority Need: Preserve & Expand Affordable Housing

2A Preserve Affordable Housing & Code Enforcement: Preserving and expanding the existing housing stock with housing rehabilitation programs will help maintain the availability of affordable housing in Meriden. Code enforcement activities in low/mod areas will help improve the safety and health standards of housing for Meriden residents. Outcome - Homeowner Housing Rehabilitated: 5 Household Housing Unit & Housing Code Enforcement/Foreclosed Property Care: 50,000 Household Housing Unit

Priority Need: Public Services & Quality of Life Improvements

3A Public Services for LMI & Special Need: Provide supportive services for LMI households and also the special needs populations in the City. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health, seniors, and youth. Outcome - Public service activities other than Low/Moderate Income Housing Benefit: 11,000 Persons Assisted

Priority Need: Economic Development

4A Repayment of Section 108 Loan: Economic development opportunities were identified as a need. The City is in the process of repaying a Section 108 loan in connection with demolition and environmental remediation of the former Insilco Factory H building site and was intended to provide economic development support to revitalize the site to support small businesses in the area. Outcome - Other: 1 Other (Loan Repayment).

Priority Need: Effective Program Administration

5A Effective Program Administration: The City will continue supporting HUD funded programs with administration of the programs, monitoring subrecipients, and keeping strict grant-based accounting, improved housing access activities, and other eligible activities. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements. Outcome - Other: 1 Other (Complete admin for PY 2026)

3. Evaluation of past performance

The City of Meriden, in partnership with public agencies, nonprofit organizations, and private sector partners, continues to make progress toward addressing community development needs identified in the 2025–2029 Consolidated Plan. Using Community Development Block Grant (CDBG) funds, the City works to provide safe, decent, and affordable housing, improve public facilities and infrastructure, and support public services that benefit low- to moderate-income (LMI) residents and special needs populations.

Affordable Housing: The City continued implementation of its Code Enforcement program, which conducts house-to-house inspections within target neighborhoods to ensure compliance with housing and zoning codes and to identify units in need of rehabilitation. In the most recent program year, code enforcement activities significantly exceeded the program year goal, benefiting 59,395 residents in low- and moderate-income areas compared to the goal of 10,000 residents.

Although no new affordable housing units were rehabilitated or created during the most recent program year, the City continues to pursue housing rehabilitation through the Neighborhood Preservation Program and has made progress toward its long-term housing preservation goals identified in the Consolidated Plan.

Public Facility and Infrastructure Improvements: The City continues to prioritize improvements to public facilities and infrastructure in areas serving LMI residents. Activities supporting access to public facilities significantly exceeded annual goals. Improvements associated with community facility projects served approximately 58,544 residents in low- and moderate-income areas, compared to the annual goal of assisting 10,000 individuals.

The City also continued to complete infrastructure improvements such as sidewalk upgrades that enhance accessibility and safety in LMI neighborhoods.

Public Services: Public services funded through CDBG continue to support LMI households and special needs populations. Programs serving special needs populations, including seniors, individuals experiencing homelessness, and residents needing mental health services, assisted 1,623 individuals during the program year, exceeding the annual goal of 1,200 persons.

Programs providing vital services for LMI households substantially exceeded program year goals. Services including youth programs, employment assistance, childcare services, and food access initiatives assisted approximately 59,154 individuals citywide.

CARES Act (CDBG-CV) Programs: The City continues to administer remaining CDBG-CV funds to address the ongoing impacts of the COVID-19 pandemic on LMI residents and small businesses. Activities funded through these resources include small business assistance, public services, and public facility improvements that support community resilience. The City is continuing to work with subrecipients to complete remaining activities and close out the program.

Overall, the City of Meriden continues to make progress toward achieving the goals established in the Consolidated Plan. While some activities remain ongoing, accomplishments in public services, code enforcement, and public facility improvements demonstrate continued advancement toward improving the quality of life for Meriden residents.

4. Summary of Citizen Participation Process and consultation process

The City follows its Citizen Participation Plan in soliciting input for the PY 2026 Annual Action Plan. Members of the public are encouraged to share how Meriden's CDBG funding could best serve the community at a public hearing and during the public comment review period. Public hearings allow residents to offer input on how proposed projects and activities fit with the City's housing and community development needs. The public comment period gives citizens the opportunity to submit written comments on the draft Annual Action Plan. The following efforts were made:

PUBLIC HEARING: The Economic and Community Development Department will hold a Public Hearing on June 2, 2026 at 5:30pm at the Human Services Committee meeting at Council Chambers, City Hall, 142 East Main Street, Meriden, CT 06450. For more information, please phone (203) 630-4105 or email: veanniello@meridencg.gov.

PUBLIC COMMENT PERIOD: A 30-day public comment period will be held from June 2, 2026 to July 7, 2026 to give the public an opportunity to review and make comments on the draft PY 2026 AAP. The plan is available online at www.meridenct.gov, or at the Community Development Office, Room 134, 142 East Main Street, Meriden, CT 06450. Written comments can be submitted to the Economic and Community Development Department at the address above or by email at: veanniello@meridenct.gov.

PUBLIC HEARING: The Economic and Community Development Department will hold a Public Hearing on July 7, 2026 at 5:30pm at the Human Services Committee meeting at Council Chambers, City Hall, 142 East Main Street, Meriden, CT 06450. For more information, please phone (203) 630-4105 or email: veanniello@meridenct.gov.

Additional information regarding citizen participation outreach is provided in the AP-12 Citizen Participation section of this plan.

PUBLIC MEETINGS: The Economic and Community Development Department will hold a Public Meeting on July 20, 2026 at 6:30pm during a regularly scheduled City Council meeting at Council Chambers, City Hall, 142 East Main Street, Meriden, CT 06450. No comments were received.

Details of citizen participation outreach for the Consolidated Plan and first year 2025 AAP are also located in the PR-15.

5. Summary of public comments

PUBLIC COMMENT PERIOD: A summary of comments will be provided after the comment period.

PUBLIC HEARING: A summary of comments will be provided after the public hearing.

The AP-12 Citizen Participation section details the citizen participation outreach efforts of the City of Meriden. All comments were accepted.

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

All comments will be accepted.

7. Summary

The 2026 AAP is the second year of the 5-Year 2025-2029 Consolidated Plan. The plan was developed through the needs and objectives identified in the 5-Year Plan as well as the City's citizen participation process. The City anticipates that the grant allocation for PY 2026 will be \$900,263 for CDBG. In addition to the FY 2026 CDBG grant allocation, the City has \$326,809 in revolving loan funds that will support the

Neighborhood Preservation Program (NPP). This program provides zero-interest, deferred forgivable loans for owner-occupied rehabilitation projects. The primary data source for the AAP is the 2020-2024 American Community Survey (ACS) 5-Year Estimates.

Executive Order Compliance:

The City of Meriden agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. The City will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

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
CDBG Administrator	MERIDEN	Economic Development Department

Table 1 – Responsible Agencies

Narrative (optional)

The designated lead agency for overseeing the development and implementation of the PY 2026 Annual Action Plans is the City's Economic and Community Development Department. The Economic Development Director and Economic Development Assistant Director are 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 Council of Neighborhoods coordinates various neighborhood association activities.

The Economic Development Director and Economic Development Assistant Director of the City of Meriden are responsible for the coordination, oversight and general monitoring of all activities funded with CDBG. In addition, the CDBG program is staffed with an Administrative Assistant who oversees application intake, contract management, financial management and general file maintenance for the Neighborhood Preservation Program among other various administrative duties. The Economic Development Director also assists with administration of specific CDBG funded activities and overall program compliance issues as necessary and is also involved with the administration of the CDBG funded Neighborhood Preservation Program by overseeing eligibility of applicants and projects, drafting contracts and loan documents, tracking projects, and ensuring adherence to all lead-based paint, procurement, and other HUD requirements for homeowner rehabilitation projects. As administrator of the CDBG funds, the Economic Development Director and Economic Development Assistant Director 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

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

1. Introduction

The City of Meriden conducts extensive outreach to local organizations, the public, and elected officials to solicit input for the drafting and development of the Program Year 2026 Annual Action Plan. This section discusses coordination between the City and its partners and lists the agencies and organizations that consulted and/or provided input in the development of the plan. The following section highlights these relationships, and the agencies and organizations consulted.

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(l))

The City of Meriden enhances coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies. Through structured engagement, Meriden facilitates information exchange and strategic planning among stakeholders to address affordable housing, homelessness, and community development needs.

Meriden’s Economic and Community Development Department administers federal housing programs, including the Neighborhood Preservation Program (NPP), which provides deferred forgivable loans for residential rehabilitation throughout the city. This program supports low- and moderate-income households, promoting long-term stability and improving housing conditions. The City also allocates Community Development Block Grant (CDBG) funds to support nonprofit and service agencies assisting individuals experiencing homelessness, housing insecurity, and financial hardship.

To enhance coordination between service providers, the City hosts application workshops where sub-recipients present their programs and activities, fostering a collaborative environment among nonprofit organizations and service agencies. City staff also actively monitor and participate in ongoing initiatives to strengthen cooperation between public, private, and nonprofit entities working on affordable and special needs housing. Additionally, the Meriden City Council evaluates community needs and allocates funding to ensure effective service delivery and prevent duplication of resources.

Meriden collaborates with regional homeless service providers, including the Women and Families Center’s Project REACH and the New Opportunities Shelter Now program, to provide emergency shelter, case management, and transitional housing for individuals experiencing homelessness. The City also works with organizations such as the Salvation Army and the Meriden-Wallingford Chrysalis, Inc. to support homelessness prevention programs and provide critical services for vulnerable residents.

Meriden participates in regional homelessness coordination efforts, ensuring that individuals at risk of homelessness receive case management, housing assistance, and financial support. Programs like the

New Opportunities Rental Assistance/Security Deposit Program help prevent eviction and provide financial relief for struggling households.

To bridge the digital divide, Meriden utilized resources such as ISPReports to identify broadband providers and ensure citywide internet access. The City actively engages with agencies supporting digital access efforts, ensuring residents have access to affordable broadband and mobile services.

Meriden works with local, state, and federal agencies to strengthen emergency preparedness, hazard mitigation, and disaster response. City staff collaborate with local emergency management teams, broadband access organizations, and community-based agencies to develop response strategies and improve preparedness initiatives.

To address flood risks, Meriden partners with the Department of Public Works to implement mitigation projects, improve stormwater management, and protect neighborhoods from flooding. These efforts enhance infrastructure resilience and ensure public safety.

Meriden advances sustainability and climate resilience through initiatives that support emissions reduction, air quality improvement, and sustainable infrastructure development. The City is committed to ensuring long-term environmental resilience and energy efficiency.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Meriden collaborates with regional agencies and nonprofit organizations to support individuals and families experiencing homelessness or at risk of becoming homeless. Meriden works closely with local service providers to ensure access to shelter, case management, and supportive services. The City partners with organizations such as the Women and Families Center's Project REACH, which provides outreach, case management, and transitional housing for unaccompanied homeless youth, and the New Opportunities Shelter Now program, which offers emergency shelter and case management services, including for families in need. Chrysalis Center LLC connects chronically homeless individuals with supportive housing and essential services, while the Salvation Army and New Opportunities Security Deposit Program provide financial assistance to help prevent homelessness.

Meriden supports these efforts through CDBG funding, helping nonprofit organizations expand their capacity to serve at-risk and currently homeless populations. The City works with local and regional agencies to ensure individuals experiencing homelessness are connected with permanent supportive housing, rapid rehousing, and transitional housing programs. By collaborating with the Continuum of Care (CoC) and regional service providers, Meriden strengthens homelessness response strategies, ensuring that vulnerable individuals, including chronically homeless individuals, veterans, families with children, and unaccompanied youth, receive targeted support and more access to housing resources.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Meriden does not receive ESG funds. The City works with its partners such as the Meriden Housing Authority and local nonprofits such as Women and Families Center, The Salvation Army, and New Opportunities to address homelessness in the City.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Meriden Department of Health and Human Services - Meriden Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Meriden Department of Health and Human Services regularly consults on community and housing development needs through the annual application process. The Senior Center is a key facility providing programs and services to the elderly in Meriden.
2	Agency/Group/Organization	Meriden Department of Public Works
	Agency/Group/Organization Type	Agency – Managing Flood Prone Areas Agency – Management of Public Land or Water Resources Agency – Emergency Management Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Meriden Department of Public Works oversees public improvements in Meriden including sidewalk repair, storm water management and flood control.
3	Agency/Group/Organization	Meriden Department of Development & Enforcement
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City is engaged with the department on community and housing development needs.

4	Agency/Group/Organization	ISPReports
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meriden utilized ISPReports to identify broadband providers and ensure citywide internet access.
5	Agency/Group/Organization	Meriden Parks Division
	Agency/Group/Organization Type	Other government - Local Public Parks and Recreation Centers
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City Parks Division regularly consults with the Community Development Department on the development needs of parks and recreation needs in Meriden.

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

There will be no agency types that are intentionally not consulted. All comments are welcome.

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?
Continuum of Care	City of Meriden	The City works with its partners such as the Meriden Housing Authority and local nonprofits such as Women and Families Center, The Salvation Army, and New Opportunities to address homelessness in the City.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2020 Analysis of Impediments	City of Meriden	The 2020 AI serves as a comprehensive look at fair housing issues in Meriden. The report includes an analysis of various demographic, economic, and housing indicators; a review of public and private sector policies that affect fair housing; and a review of the efforts the City has made to create fair housing choice. It is to be used as a resource document the city can reference for insights into community needs and strategies that can help address those needs.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

In developing the PY 2026 Annual Action Plan (AAP), the City of Meriden engaged multiple city departments, stakeholders, and regional partners to coordinate efforts on housing, homelessness, and community development.

Meriden supports regional homelessness initiatives, working with service providers to offer emergency shelter, case management, and rental assistance. Programs such as Project REACH help at-risk youth, while the New Opportunities Shelter Now Program and Chrysalis Center LLC provide critical support for homeless individuals and families. Although the City does not directly manage Emergency Solutions Grant (ESG) funds, it ensures that local agencies coordinate services effectively.

The City also engages with organizations addressing broadband access, emergency preparedness, and infrastructure improvements for low- and moderate-income residents. Public participation, including sub-recipient application workshops and stakeholder meetings, helps guide funding priorities and prevent service duplication.

Through targeted investments and coordinated service delivery, Meriden strengthens its response to housing challenges, ensuring that affordable housing and homelessness prevention remain top priorities.

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

The City of Meriden has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City’s policies and procedures for citizen participation of the 2026 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the City and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held a public comment period and public hearing. Details of these outreach efforts are provided in the table below.

The following table details the citizen participation outreach efforts of the City of Meriden.

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
1	Public Hearing	Non-targeted/broad community	A public hearing will be held on June 2, 2026 at 5:30pm at the Human Services Committee meeting at City Hall, 142 E. Main St. Meriden, CT 06450 regarding the PY 2026 Annual Action Plan.	A summary of comments will be provided after the hearing.	All comments will be accepted.	N/A
2	30 Day Public Comment Period	Non-targeted/broad community	A 30-day public comment review period will be open from June 2, 2026 to July 7, 2026 to allow the public to review and make comments on the draft 2026 Annual Action Plan. Written comments could be sent to the ECDD at 142 East Main Street, Meriden, CT 06450 or by email to veanniello@meridenct.gov.	A summary of comments will be provided after the comment period.	All comments will be accepted.	N/A
3	Public Hearing	Non-targeted/broad community	A public hearing will be held on July 7, 2026 at 5:30pm at the Human Services Committee meeting at City Hall, 142 E. Main St. Meriden, CT 06450 regarding the PY 2026 Annual Action Plan.	A summary of comments will be provided after the comment period.	All comments will be accepted.	N/A
4	Public Meeting	Non-targeted/broad community	A public meeting will be held during the City Council Meeting on July 20, 2026 at 6:30pm to discuss the 2026 Annual Action Plan.	A summary of comments will be provided after the public meeting.	All comments will be accepted.	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Meriden anticipates receiving an annual CDBG allocation for Program Year 52 (PY 2026) in the amount of \$900,263. The primary objective of the CDBG program is to develop viable communities, by providing safe, sanitary, and decent housing, suitable living environments and economic opportunities for individuals with low and moderate incomes. All projects funded with CDBG funds must meet one of three national objectives: 1) principally benefit low- and moderate-income persons; 2) aid in the prevention and/or elimination of slum and/or blight; or 3) meet urgent community needs. Each approved activity must benefit LMI individuals and families.

The City will also use \$326,809 from revolving funds to fund the Neighborhood Preservation Program (NPP). The NPP offers housing rehabilitation activities to LMI households in Meriden with a 0% interest deferred forgivable loan. The loan is deferred for 5 years at which time the loan is totally forgiven. Eligible activities may include repairs and improvements to roofing, exterior windows and doors, siding, heating and conditioning units, kitchen and plumbing, and accessibility projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	900,263	326,809	0	1,227,072	3,681,216	PY 2026 is the second year of the 2025-2029 ConPlan period, and the expected remainder of the ConPlan is three (3x) more years of the annual allocation and program income.

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 is working to use resources from federal and state agencies to address the housing and community development needs in its Consolidated Plan. The City recently received a \$2,000,000 grant from the Connecticut Department of Economic and Community Development for demolishing the Mills Public Housing Project in downtown Meriden. This redevelopment will transform the area into an extension of Meriden Green. The relocation of Mills residents is also part of a broader housing and development strategy for the Transit-Oriented Development district in Meriden, which has attracted millions in private investment in mixed-use projects, including 24 Colony Street, Meriden Commons 1 and 2, and 11 Crown Street.

The City leverages other sources of funding, when possible, to supplement CDBG projects and provide maximum assistance in meeting community needs. The Rental Assistance/Security Deposit Program, run by New Opportunities, has been able to leverage additional grant funds as a result of the CDBG funds allocated to them in the past.

The City's Neighborhood Preservation Program (NPP) is funded by the Revolving Loan Fund (RLF). It is funding that is used solely for NPP, which provides zero-interest, deferred forgivable loans for owner-occupied rehabilitation projects. This fund is administered by the Rehabilitation Administration activity, as well as the general CDBG administration activity. The amount in the account is subject to change unexpectedly based on when new applications for loans are approved or when properties that received loans are transferred, hence triggering repayment. The RLF was initially capitalized with CDBG funds.

Additionally, the City received a \$200,000 EPA Brownfields Grant for the remediation of the vacant Meriden Wallingford Hospital at 1 King Place. The Meriden Planning Commission at its regular meeting on February 11, 2026 recommended a new school to be developed at this site.

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

The City has limited developable land, which affects the ability to construct new affordable housing units. However, the City is engaged in downtown redevelopment to provide new affordable housing as part of a mixed-use development around an updated transit hub. Several brownfield sites and vacant buildings, including 116 Cook Avenue, 1 King Place, 69 East Main Street, 11 Crown Street, and 121 Colony Street Rear, have been evaluated for contaminants, remediated, repurposed, and transferred to private partner organizations. These sites are being developed into mixed-use projects that will include both housing and economic opportunities. The Meriden Planning Commission at its regular meeting on February 11, 2026 recommended a new school to be developed at 1 King Place. The City is also assisting with site reuse planning by working with landowners of vacant or underutilized downtown parcels.

Discussion

The City 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 projects that are being or were facilitated with HUD Challenge Grant funding as well as significant investment by the State of Connecticut.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Public Facility & Infrastructure Improvements	CDBG: \$68,271.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
2	2A Preserve Affordable Housing & Code Enforcement	2025	2029	Affordable Housing	Citywide Low/Mod Eligible	Preserve & Expand Affordable Housing	CDBG: \$660,748.00 Note: \$326,809.00 of these funds are from RLF.	Homeowner Housing Rehabilitated: 5 Household Housing Unit Housing Code Enforcement/ Foreclosed Property Care: 50000 Household Housing Unit
3	3A Public Services for LMI & Special Need	2025	2029	Non-Homeless Special Needs	Citywide Low/Mod Eligible	Public Services & Quality of Life Improvements	CDBG: \$220,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 11000 Persons Assisted
4	4A Repayment of Section 108 Loan	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Economic Development	CDBG: \$98,000.00	Other: 1 Other
5	5A Effective Program Administration	2025	2029	Non-Housing Community Development	Citywide Low/Mod Eligible	Effective Program Administration	CDBG: \$180,053.00	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	1A Improve Public Facilities & Infrastructure
	Goal Description	The City has a goal to improve and expand public infrastructure through development activities in low/mod areas Citywide. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects. The City will also fund activities to improve access to public facilities in low/mod areas and for facilities serving special needs groups (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
2	Goal Name	2A Preserve Affordable Housing & Code Enforcement
	Goal Description	The City has a goal to provide owner-occupied housing rehabilitation for LMI households through the NPP program. The City will also fund residential code enforcement activities in low/mod areas of the City. These activities will maintain healthy and safe housing conditions in the community and assist residents to avoid code violations.
3	Goal Name	3A Public Services for LMI & Special Need
	Goal Description	The City has a goal to provide supportive services for low- to moderate-income households in the City. Public services for LMI will include crime prevention programs, case management for emergency assistance, employment programs, and health programs. The City will also support programs and services that address homelessness, persons with physical and mental health disabilities, and serve the elderly.
4	Goal Name	4A Repayment of Section 108 Loan
	Goal Description	The City will continue to make repayments of the Section 108 loan in connection with demolition and environmental remediation of the former Insilco Factory H building site. This activity is intended to help revitalize businesses and invite support for small businesses in the area.

5	Goal Name	5A Effective Program Administration
	Goal Description	The City has a goal to effectively manage and provide administration of the CDBG grant program. This includes monitoring subrecipients to ensure they are meeting goals and remain in compliance, planning of the program, keeping strict grant-based accounting, improving access to housing in Meriden, and other eligible activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects to be carried out in PY 52 (PY 2026) are listed below.

Projects

#	Project Name
1	CDBG: Administration (2026)
2	CDBG: Public Facilities & Infrastructure (2026)
3	CDBG: Public Services (2026)
4	CDBG: Housing Programs & Code Enforcement (2026)
5	CDBG: Section 8 Loan Repayment (2026)

Table 7 - Project Information

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

All funding allocations are consistent with the priority needs identified in the City of Meriden’s Consolidated Plan, Annual Plan Allocation Process, and the Allocation Contingency Plan. Every effort was made to ensure that the most vulnerable residents of Meriden (youth, elderly, disabled, homeless/at-risk of homelessness, non-English speakers, individuals and families battling substance abuse, individuals/families experiencing domestic abuse) are the beneficiaries of PY 2026 CDBG funding.

Public facilities and infrastructure improvement must target low/mod tracts as described in detail in the AP-50 or target an LMI group with a presumed benefit such as the elderly or persons with a disability.

Affordable housing preservation activities are targeted towards eligible LMI households, and code enforcement activities will maintain healthy and safe housing conditions in the community and assist residents to avoid code violations.

Other considerations include a 20% CDBG grant cap for administration and an allocation cap of \$220,000 for public services.

The City’s CDBG allocation is the primary funding for the housing and community development projects identified in the plan each year, however unfortunately the amount of funds requested for activities significantly exceeds the amount of funds available. The general lack of funds to address all the housing and community needs in the City remains an obstacle to address underserved needs in Meriden.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration (2026)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	5A Effective Program Administration
	Needs Addressed	Effective Program Administration
	Funding	CDBG: \$180,053.00
	Description	Citywide administration of the CDBG program in PY 2026.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A, Other: 1
	Location Description	Citywide, eligible.
	Planned Activities	Planned Activities Staff salaries, planning, general admin of the CDBG program in PY 2026 (21A).
2	Project Name	CDBG: Public Facilities & Infrastructure (2026)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	1A Improve Public Facilities & Infrastructure
	Needs Addressed	Public Facility & Infrastructure Improvements
	Funding	CDBG: \$68,271.00
	Description	The City will work to expand and improve access to public infrastructure through development activities that target low/mod areas. The City will also expand and improve access to public facilities through development activities for LMI persons and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.) living in low/mod areas.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities Benefit: 200 LMI Persons Assisted
	Location Description	Citywide low/mod areas and eligible LMI persons

	Planned Activities	Planned activities include: Neighborhood Facilities (03E): \$68,271.00
3	Project Name	CDBG: Public Services (2026)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	3A Public Services for LMI & Special Need
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: \$220,000.00
	Description	The City will fund supportive services for LMI and special needs populations in the City. Public services will target LMI citizens and also includes services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities Benefit: 11,000 LMI Persons Assisted
	Location Description	Citywide eligible
	Planned Activities	Planned activities include: Public services for homeless or at-risk of homelessness (03T), services persons with disabilities (05B), mental health services (05O), elderly services (05A) and youth services (05D).
4	Project Name	CDBG: Housing Programs & Code Enforcement (2026)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	2A Preserve Affordable Housing & Code Enforcement
	Needs Addressed	Preserve & Expand Affordable Housing
	Funding	CDBG: \$660,748.00
	Description	The City will provide for residential code enforcement activities in the jurisdiction for LMI households living in low/mod areas. These activities will help to maintain the housing in the community and assist them to avoid code violations that help to keep homes safe. The City will also provide owner-occupied housing rehab through the NPP program.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 5 Household Housing Unit Housing Code Enforcement/ Foreclosed Property Care: 50,000 Household Housing Unit
	Location Description	Citywide eligible
	Planned Activities	Planned activities include: Homeowner Housing Rehab, NPP Program (14A): \$326,809 (RLF) Code enforcement, Department of Development & Enforcement (15): \$339,939 (CDBG EN)
5	Project Name	CDBG: Section 8 Loan Repayment (2026)
	Target Area	Citywide Low/Mod Eligible
	Goals Supported	4A Repayment of Section 108 Loan
	Needs Addressed	Economic Development
	Funding	CDBG: \$98,000.00
	Description	The City will make payments towards the Section 108 Loan. The repayment of the Section 108 loan is in connection with demolition and environmental remediation of the former Insilco Factory H building site and was intended to provide economic development support to revitalize the site to support to small businesses in the area.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1 (Section 108 Loan Repayment)
	Location Description	Citywide eligible
Planned Activities	Section 108 Loan Repayment: Repayment of the Section 108 loan in connection with demolition and environmental remediation of the former Insilco Factory H building site (19F).	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City's CDBG funds are not specifically aimed at any one geographic area in Meriden. Instead, these funds will be available for eligible activities throughout all low- and moderate-income areas citywide, as well as for qualified low- and moderate-income individuals and households. Since the downtown area of Meriden has a greater need compared to other parts of the City, it is expected to benefit more from the funded activities.

Low/mod areas in downtown Meriden have the housing stock most in need of attention. These neighborhoods are home to the City's most vulnerable residents, under-utilized properties with economic development potential, and institutions that provide social services. This downtown area has a high concentration of LMI and minority households, along with much of the City's older multi-family housing. These neighborhoods are also the most densely populated in the City and have historically had the highest unemployment levels. Many downtown Meriden residents face financial burdens, and homeowners struggle to maintain their properties.

CDBG allocations provide support for activities that benefit low- to moderate-income households, concentrated in the following census block group tracts:

170100.1, 170100.2, 170200.1, 170200.2, 170300.1, 170300.2, 170400.1, 170600.1, 170700.1, 170800.1, 170800.3, 170800.5, 170900.1, 170900.2, 171000.1, 171100.2, 171100.3, 171201.3, 171300.1, 171300.2, 171300.3, 171400.1, 171400.2, 171500.1, 171500.2, 171500.3, 171600.1.

These areas comprise a large portion of the central downtown area. Eligible census block group tracts have been determined as those having greater than 51% of households with an income less than 80% of HAMFI. This data is compiled by HUD and available on the HUD exchange website through the Low- and Moderate-income Summary Data (LMISD) as part of CPD Notice 19-02.

See “Discussion” for areas of low-income and minority concentration.

Geographic Distribution

Target Area	Percentage of Funds
Citywide Low/Mod Eligible	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As noted earlier, the City's CDBG funds are not specifically aimed at any one geographic area in Meriden.

Instead, these funds will be available for eligible activities throughout all low- and moderate-income areas citywide, as well as for qualified low- and moderate-income individuals and households.

For citywide low/mod eligible, certain activities within the CDBG program target low/mod areas (LMA) in the five-year plan. Low/mod areas are defined by HUD as block group tracts where at least 51% of the residents are from low- to moderate-income households. Low/mod block group tracts are eligible for activities such as public improvements to neighborhood facilities, parks, community centers, and public infrastructure like streets and sidewalks. The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility.

To determine LMI tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be viewed at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

Discussion

Low-Income Households Concentration

A "low-income concentration" is any census tract where the median household income for the tract is 80% or less than the median household income for the City of Meriden. According to the 2020-2024 ACS 5-Year Estimates, the MHI in Meriden is \$71,253. A tract is considered to have a low-income concentration if the MHI is \$57,002 or less. There are five tracts with a concentration, all located in the central downtown area: 170100, 170200, 170300, 170900 and 171000.

Race/Ethnic Minority Concentration

A "racial or ethnic concentration" is any census tract where a racial or ethnic minority group makes up 10% or more of that group's citywide percentage. Data was taken from the 2020-2024 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups that make up at least 1% of the City's population were analyzed.

Black or African American, non-Hispanic: Black, non-Hispanic persons make up 7.5% of the citywide population, and a census tract is considered a concentration if 17.5% of the population is part of this racial group. There are two tracts with a concentration in downtown Meriden: 170100 and 171000.

Asian, non-Hispanic: Approximately 2.4% of the population identifies as Asian. A census tract is considered a concentration if 12.4% of the population is part of this racial group. There are no census tracts with a concentration.

Hispanic: Hispanic persons make up 38.3% of the citywide population, and a census tract is considered a concentration if 48.3% of the population is part of this racial group. There are nine tracts with a

concentration running north and south along Broad Street in the center of the entire City: 170100, 170200, 170300, 170700, 170900, 171400 and 171500.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City funds Code Enforcement activities, and these activities will continue to benefit LMI households living in low/mod areas and the City’s Central Downtown Area. Code enforcement activities are not listed below in the affordable housing tables.

In PY 2026, the City will continue ongoing activities in the Neighborhood Preservation Program (NPP). The NPP provides forgivable loans of up to \$25,000 for LMI households that meet eligibility requirements. This loan is a 0% interest, deferred, forgivable loan, with the loan deferred for 5 years, at which time it is fully forgiven. Homeowners who sell or otherwise transfer the property within the 5-year loan period will be required to pay the full assistance, minus the cost of lead remediation. Eligible activities may include repairs and improvements to roofing, exterior windows and doors, siding, heating and conditioning units, kitchen and plumbing, and accessibility projects. CDBG revolving loan funds will go towards rehab activities and housing rehab admin of the NPP program.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	5
Special-Needs	0
Total	5

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

CDBG NPP Program: Homeowner Housing Rehabilitated: 5 Household Housing Unit

AP-60 Public Housing – 91.220(h)

Introduction

The Meriden Housing Authority (MHA) oversees 221 public housing units and 915 Housing Choice Vouchers in the area. Its mission is to provide a safe, decent, and healthy living environment for its tenants while maintaining the fiscal integrity of the Authority. This section describes the MHA's actions to address public housing needs and activities to encourage self-sustainability and homeownership among public housing residents.

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

MHA is engaged in a multi-year initiative to modernize and enhance its aging housing stock. Recent projects include the Yale Acres Redevelopment Phase I with 162 units and the Phase II expansion, which adds 10 more units. These developments are in progress, with timelines of 22 and 18 months. MHA also completed a \$1.6 million supportive housing project for veterans at the Hannover Place Housing development, which includes 9 units for veterans at risk of homelessness. The Silver City Apartments, with 41 residential units, began in the previous program year and has a 20-month development schedule. MHA addresses the need for accessible units by making reasonable accommodations upon request.

The Yales Acres Common Building and Warming Center are currently in development as part of Phase III of the modernization of Yales Acres. The plans for this project include a community meeting room, gymnasium, heated pool, fitness center, childcare center, community kitchen, and more. Additionally, there are plans for a mixed-income development at 143 West Main Street, which will consist of 45 units, as well as the Maple View Apartments located in the Transit-Oriented District area downtown.

Given the historical underfunding of modernization, the Meriden Housing Authority (MHA) will explore ways to leverage resources to redevelop its public housing portfolio. Establishing a stable and viable housing portfolio is a major priority for the MHA. However, this focus will not prevent the MHA from supporting opportunities that assist other entities in expanding affordable housing in Meriden.

Actions 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. Residents are also invited to review and make comments to PHA plans.

The MHA offers a Family Self-Sufficiency (FSS) Program aimed at helping Section 8 and public housing residents achieve economic independence. FSS is an initiative from HUD that supports families by providing services and referrals for education, career counseling, financial management, job training, and job placement. Many participants are provided with a savings account that grows as their earned income increases. Upon completing the program, they receive the accumulated funds in their account. This money

can be used to purchase a home, pay for higher education, start a business, or pursue other personal goals. Participants in the FSS program sign a contract to achieve specific goals that will lead them toward self-sufficiency. These goals may include obtaining a GED or high school diploma, acquiring a driver's license, becoming debt-free, completing homebuyer education, attending or graduating from college, purchasing a car, rebuilding credit, saving money, and buying a house.

The MHA also operates a comprehensive homeownership program that provides qualified FSS Section 8 participants with the education and support necessary to achieve the dream of owning their own home. Successful graduates can convert their Section 8 Voucher to a Homeownership Voucher. To qualify for this program the participant must have a Section 8 Voucher and live in the City of Meriden.

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

N/A. As reported in the MHA's FY 2026 PHA plan, the housing authority has been designated as a "Standard Performer" and not a troubled PHA.

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

Introduction

The City of Meriden does not receive ESG funds or operate within a regional homeless Continuum of Care. However, the City works with partners such as the Meriden Housing Authority and local nonprofits, including the Women and Families Center, The Salvation Army, and New Opportunities, to address homelessness. This section describes how the City and these service providers reach out to the homeless, address shelters and transitional housing, help Meriden residents avoid homelessness, and support those already experiencing homelessness in transitioning to permanent, stable housing.

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 New Opportunities Shelter Now program provides shelter for homeless individuals while also supporting a full-time case management position. This position offers support and coordinates assistance for shelter residents. The services include conducting individual evaluations, helping participants develop activities to achieve their goals, providing necessary interventions, and fostering links with local social service agencies, medical providers, and relevant support programs. The goal is to assist residents in accessing treatment, securing employment, and enrolling in educational programs.

The Women and Families Center's "Project REACH" directly benefits runaway, homeless, and at-risk youth aged 18-24 by reaching out to them in places where they gather and offering supportive services aimed at promoting self-sufficiency and identifying stable, long-term housing. The program also provides transitional housing services, economic training, and opportunities for independence through job readiness programs and educational support.

Addressing the emergency shelter and transitional housing needs of homeless persons

Although the City does not directly fund emergency shelters or transitional housing, it will coordinate with homeless service providers to address the needs of this population when necessary. The following

organizations specifically focus on the homeless needs identified in the plan:

- Joy Unlimited Outreach Ministries - Breaking of Bread
- Meriden-Wallingford Chrysalis, Inc. Self Sufficiency Program
- New Opportunities Security Deposit Program
- New Opportunities Shelter Now Program
- Meriden Soup Kitchen
- Child Guidance Clinic
- Women and Families Center – Project REACH
- The Salvation Army Comprehensive Emergency Assistance Program
- Open DOHR

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 LMI individuals and families residing in Meriden. The MHA 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 accessible housing for all Americans”

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 address chronic homelessness and help individuals, families, and unaccompanied youth transition to stable housing, the City plans to support public service projects offering counseling and support for the homeless. These programs include the New Opportunities Shelter (NOW) and the Women and Family Center's Project REACH. The City will also support the Child Guidance Clinic and Project REACH, which provide counseling to at-risk youth to prevent behavioral and developmental issues that could lead to chronic homelessness.

The New Opportunities Shelter (NOW) offers full-time case management to support and coordinate services for shelter residents. The program helps individuals set goals, such as securing employment and enrolling in school, and assists homeless individuals and families in transitioning to permanent or independent living.

The Women and Families Center's Project REACH focuses on homeless and at-risk youth aged 18-24, providing services to help them build self-sufficiency and find stable, long-term housing. The program also offers transitional housing for young adults, economic training, and job readiness programs to promote independence through education.

The Meriden Housing Authority aims to tackle homelessness by offering Section 8 vouchers and providing assistance for first-time homeowners. This initiative is designed to help residents transition from public housing to the private housing market. The Authority will also seek funding for new Section 8 certificates or vouchers for households experiencing a severe cost burden, if such funds become available.

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 (MHA) has determined that providing rental subsidies to households earning less than 80% of the area median income is the most cost-effective and practical way to assist individuals and families at risk of homelessness. The MHA will seek additional Section 8 Housing Assistance vouchers as they become available, allowing more individuals to be served.

The Women and Families Center's Project REACH will play a crucial role in identifying youth in unstable environments who are at risk of homelessness, helping divert them from the shelter system. Advocacy Academy will also receive support for its programs, which provide essential services to Spanish-speaking families, with a focus on families and children with mental health disabilities.

Additionally, the Salvation Army's Emergency Assistance Program and the New Opportunities Rental Assistance/Security Deposit Program can provide direct payments to landlords or utility companies to assist renters facing a financial emergency that puts them at risk of homelessness.

The following agencies are not funded by the City CDBG programs but are local resources.

The Workforce Alliance works in partnership with local police, the Department of Corrections, Adult Probation, S.T.R.I.V.E, and other community-based organizations to support individuals released from correctional facilities by providing them with employment, training, and support services. These efforts help individuals reintegrate into the community and reduce the risk of homelessness.

American Job Centers offer job search assistance specifically for ex-offenders and conduct workshops tailored to help them successfully re-enter the community and the workforce. These workshops cover essential topics such as education and training opportunities, job search and networking strategies, resume preparation, job applications, effective interviewing techniques, handling felony-related

questions from employers, and specialized employment programs for individuals recently discharged from correctional facilities.

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

Introduction:

Public policies at the local, regional, and state levels can significantly influence affordable housing and residential investment in Meriden. Several factors have been identified as potential impediments:

Zoning Regulations and Land Use Policies:

Meriden's zoning laws, particularly those favoring single-family homes, can limit the development of multifamily housing, thereby restricting affordable housing options. The city's 2020 Analysis of Impediments to Fair Housing Choice highlights that such zoning practices may contribute to a shortage of affordable units, especially for low- and moderate-income families.

Limited Availability of Developable Land:

The scarcity of vacant, developable land in Meriden poses a challenge for new residential projects. This limitation can drive up land costs, making affordable housing developments less financially viable. The city's 2020 Analysis of Impediments to Fair Housing Choice notes that the lack of available land is a significant barrier to expanding affordable housing options.

Aging Housing Stock:

A substantial portion of Meriden's housing was built before 1980, leading to concerns about substandard conditions and the presence of lead-based paint. The 2020 Analysis of Impediments to Fair Housing Choice indicates that the older housing stock may deter investment in residential properties due to the costs associated with necessary renovations and lead abatement.

Funding Constraints:

Reductions in federal and state funding for affordable housing programs can impede the development and maintenance of such housing in Meriden. The 2020 Analysis of Impediments to Fair Housing Choice identifies a shortage of public housing funds as a barrier to addressing the city's affordable housing needs.

Addressing these policy-related challenges is essential for promoting affordable housing and encouraging residential investment in Meriden. Strategic planning and policy reforms can help mitigate these negative effects and foster a more accessible housing market.

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

The City must be diligent in working with the private and non-profit housing sectors to present solutions with an increased emphasis on public/private partnerships that meet a range of changing housing needs. These efforts include intensifying residential density near transit hubs; accommodating working from home as that becomes more common; and employer housing supported programs.

The City of Meriden has identified the following as strategic actions to address barriers to affordable housing:

- Expand the Boundaries of Active Adult Cluster Development Zone.
- Continue the NPP Program offering Low Interest Loans.
- Expand the Meriden Match Boundaries and Uses to Include Affordable Housing.
- Increase the Supply of Decent and Affordable Housing.
- Continue Strong Support for Homeless and Related Housing Need Activities.
- Incentivize New Affordable Housing and Renovation Permit Fees.
- Support Rehabilitation Projects Within the Target Area.
- Facilitate Approval Process for Affordable Housing Projects.
- Reform Development, Zoning and Regulatory Policies to Facilitate Increased Housing.
- Expand Public Incentives for Development that Offer Above Median Wages.

AP-85 Other Actions – 91.220(k)

Introduction:

The projects in the PY 2026 Annual Action Plan were selected for their range and quality of services supporting Meriden's most vulnerable residents. They align with the City's Five-Year Consolidated Plan priorities. These projects address several planning objectives for Meriden, including overcoming obstacles to serving underserved populations, fostering and maintaining safe, affordable housing, reducing the number of families living in poverty, developing an effective institutional structure, and improving coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The allocation of funding in PY 2026 aims to provide Meriden's LMI and special needs populations, including the elderly, non-native English speakers, and persons with a disability, 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 enrichment, prevention, after school and empowerment activities.
- Literacy training and translation services for residents who do not speak English as their first language, including those needing mental health counseling.
- Employment training.
- Employment opportunities for persons with a disability.
- Homelessness prevention and outreach.
- Emergency shelter and referral services.
- Services for the elderly.
- Outreach, education and treatment related to the opioid crisis.

The City will also continue to make improvements to sidewalks in low/mod areas in Meriden's inner downtown area. These activities will remove deteriorated sidewalks and make improvements that provide a safer walking environment for the residents.

Actions planned to foster and maintain affordable housing

In PY 2026, the City will continue funding housing rehabilitation through the Neighborhood Preservation Program (NPP). The NPP increases access to affordable, quality housing, especially in the central downtown area, by providing zero-interest deferred forgivable loans for single-unit and multi-unit residential rehabilitation within the target area. The program is administered by the Rehabilitation Administration, with loans funded by the NPP Revolving Loan Fund. Property owners are eligible if their residential structures are in the designated strategy areas and meet income eligibility guidelines.

The program supports the recovery of downtown residential areas through housing rehab, brings housing units up to code, increases the stability and attractiveness of older neighborhoods, and enhances the quality of life for Meriden residents.

Actions planned to reduce lead-based paint hazards

Housing units built before 1978 carry an increased risk of these hazards and may require substantial remediation during any rehabilitation efforts. Funding allocated for the City's housing programs will partially cover housing inspections in low- to moderate-income areas of Meriden and will address lead-based paint hazards as necessary. The NPP policies and procedures incorporate requirements consistent with the Lead Safe Housing Rule for assisted pre-1978 housing, including provisions to evaluate and address lead-based paint hazards, implement lead-safe work practices, obtain clearance when required, and complete all required notifications and recordkeeping in accordance with 24 CFR Part 35, Subpart J. In addition, the City ensures that program beneficiaries, occupants, and owners receive all required written notices and disclosures regarding lead-based paint hazards, and that receipt of such notices is documented in the project file.

Additionally, the City offers Childhood Lead Poisoning Prevention through the clinical services of the Health and Human Services Department. The clinic provides free screenings for childhood lead poisoning prevention.

Actions planned to reduce the number of poverty-level families

The activities in the AP-35 aim to reduce the number of families living in poverty in Meriden. Programs focused on affordable housing preservation, including the NPP rehabilitation program and code enforcement, are designed to improve housing conditions and prevent instability and homelessness. Public improvement initiatives will create a suitable living environment by making essential services accessible to Meriden's most vulnerable residents. Public services such as employment training, entrepreneurship programs, and literacy training for children and non-English speakers are intended to equip residents with the skills and knowledge to enhance their quality of life and that of 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 Economic and Community Development Department staff will take the following actions to ensure that the services needed 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 Annual Action Plan, CAPER, and Request For Proposal documents in the local newspaper and on the City's

website www.meridenct.gov

- Distribute copies of all materials to the general public, non-profit organizations, and elected officials when available or requested.
- Hold one-on-one meetings with sub-recipients to discuss quarterly report accomplishments and overall programming, as needed.
- Provide referrals to appropriate City departments and local organizations, such as the Neighborhood Preservation Program and the Meriden Housing Authority.

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

The City of Meriden's Economic and Community Development Department (ECDD) will continue working with the Meriden Housing Authority and local housing and community development organizations. The Meriden Housing Authority aims to reduce barriers to affordable housing by providing Section 8 vouchers and loan assistance for first-time homeowners. This initiative helps residents move from public housing to the private housing market. The ECDD will also work with developers on new rental housing in the designated Transit Oriented Development (TOD) zoning district. This collaboration ensures that historic tax credits and other state and federal programs are used to create affordable housing opportunities for residents.

Program Specific Requirements

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

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The City also plans to use \$326,809 in program income funds, generated from revolving funds towards housing rehabilitation activities in the NPP program.

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	326,809
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	0
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	0
5. The amount of income from float-funded activities	0
Total Program Income:	326,809

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%